

10. Development Management Policies

Introduction

- 10.1 The Local Plan Part 1 sets out of a number of topic-based policies, place-based policies and a strategic site allocation for a southern extension to Gillingham to guide future development in the District.
- 10.2 The development management policies also form part of the strategic policy framework, which aims to achieve the vision for North Dorset and the objectives of the Local Plan Part 1. They provide more detail for decision-making in relation to particular issues and assessing the acceptability of certain types of development.
- 10.3 The development management policies do not cover all policy areas and where principles for development are addressed by national or topic-based policies they are not repeated.
- 10.4 The development management policies deal with a range of issues, such as design, amenity and proposals for renewable and low carbon energy. A number of policies (28 to 33) relate to proposals for development in the countryside (in other words, development outside the four main towns, Stalbridge and the larger villages) where a general policy of restraint applies.

Policy 22 – Renewable and Low Carbon Energy

National Policy

- 10.5 National policy sets out that the role of the planning system is to contribute to achieving sustainable development, including mitigating and adapting to climate change. One of its core planning principles is that planning should ‘support the transition to a low carbon future ...’by encouraging ‘... the use of renewable resources (for example, by the development of renewable energy)’³⁰⁶.
- 10.6 Greater use of renewable and low carbon technologies will contribute to meeting national and international targets, such as:
- a reduction in greenhouse gas emissions to 80% below 1990 baseline levels by 2050 (in the Climate Change Act 2008); and
 - the generation of at least 15% of the UK’s energy requirement from renewable sources by 2020 (which the Government has signed up to under the EU Renewable Energy Directive³⁰⁷).

Local Context

- 10.7 A renewable energy strategy³⁰⁸ has been produced for Bournemouth, Dorset and Poole along with a number of supporting documents that contain a great deal of background information on different technologies and the opportunities and potential local barriers to their use in the area. The Council has endorsed this strategy (except the parts which seek to set local targets) and has used it to inform its strategic approach to renewable and low carbon energy developments.
- 10.8 Policy 3 – Climate Change sets out the Council’s strategy for mitigating and adapting to climate change and promotes the development of renewable and low carbon energy. This is in accordance with the vision for North Dorset and helps to deliver Objective 1 of the Local Plan Part 1 – Meeting the Challenge of Climate Change.
- 10.9 Policy 22 sets out in more detail how the Council will consider proposals for renewable and low carbon energy.

³⁰⁶ Paragraph 17, National Planning Policy Framework, DCLG (March 2012).

³⁰⁷ The EU Renewable Energy Directive – 2009/28/EC.

³⁰⁸ The Bournemouth, Poole and Dorset Renewable Energy Strategy to 2020, Dorset Energy Partnership (2005).

The District Council's Approach

Decision-Making

- 10.10 When considering proposals for heat or electricity generation from renewable or low carbon sources, the Council will assess the likely benefits of the scheme against the likely impacts.
- 10.11 Applicants will not be required to demonstrate an overall need for renewable energy technologies, whatever the scale of the proposal. However, in order for the Council to be able to judge the acceptability of any proposals, applicants will be expected to produce evidence to demonstrate:
- any potential adverse impacts, and measures that will be put in place to mitigate the impacts; and
 - the potential benefits of the scheme, both nationally and locally.

Evidence and Information to Support Decision-Making

- 10.12 There may be different (and often strongly held) perceptions about the potential impacts and benefits of proposals for renewable and low carbon energy. In order for there to be transparency in relation to any renewable or low carbon energy development proposal in North Dorset, the Council will expect that all evidence submitted in connection with it should be on an open book and non-confidential basis.
- 10.13 Some larger renewable energy technologies, such as wind turbines and solar arrays, may also need to be accompanied by an environmental impact assessment³⁰⁹.

Assessing Impacts

- 10.14 Developers should ensure that sufficient information is provided to enable all potential adverse impacts to be identified and fully assessed. As a minimum, developers should consider: visual impact; impacts on the landscape, biodiversity, the historic environment, the water environment and agricultural land; transport and access issues; noise and vibration issues; potential interference to radar and other telecommunications; concerns raised by local communities; and impacts associated with restoration.

Landscape and Visual Impact

- 10.15 Renewable and low carbon energy developments can have impacts on the landscape and visually. Such impacts can arise for a variety of reasons including the potential scale or height of a proposed development. They can occur solely

³⁰⁹ As required, as at the date of adoption of this Local Plan, by the Town and Country Planning (Environmental Impact Assessment) Regulations 2011/1824.

because of the proposal itself or due to cumulative effects with other developments.

- 10.16 Nearly 40% of North Dorset lies within an Area of Outstanding Natural Beauty (AONB)³¹⁰. These are landscapes of outstanding value that are designated and protected due to their national significance. Other landscapes are valued at a more local level and all are described in the Council's landscape character assessment³¹¹.
- 10.17 The potential effects of wind and solar energy developments on the landscape character of North Dorset has been assessed in the Council's Landscape Sensitivity Assessment³¹². This looks at each of the landscape character areas within the district and evaluates their potential to accommodate renewable energy developments (in particular wind turbines and solar arrays).
- 10.18 Every renewable and low carbon energy development proposal that has the potential to have adverse visual and landscape impacts should be supported by an assessment of the potential impacts, which should also set out any proposed mitigation measures. This site-based assessment should have regard to all relevant landscape and visual factors including:
- relevant national landscape designations;
 - the Council's landscape character assessment, the Council's landscape sensitivity study, and any more detailed landscape characterisation work, for example in local town or village design statements;
 - the value of the local landscape in which the proposal will be situated such as the AONBs and their settings; and
 - the cumulative impact of any existing or proposed renewable or low carbon energy developments.
- 10.19 Structures such as power lines and security equipment associated with renewable or low carbon energy proposals, should be designed to fit within the local landscape, having regard to existing significant views. Careful consideration should be given to the choice of building materials and the location of structures on site. Appropriate landscape screening should also be provided to minimise visual and landscape impacts.

Impacts on Biodiversity

- 10.20 Proposals should seek to minimise the disturbance to ecology. This includes the potential impact on International, European, National or locally designated sites

³¹⁰ Parts of two AONBs lie within North Dorset, which are the Dorset AONB and the Cranborne Chase and West Wiltshire Downs AONB.

³¹¹ North Dorset Landscape Character Areas Assessment, North Dorset District Council (March 2008).

³¹² Landscape Sensitivity to Wind and Solar Energy Developments in North Dorset District, LUC, (April 2014).

but also the impact on particular species (for example, bird or bat collisions with wind turbines or the impact on the aquatic environment due to hydropower schemes).

- 10.21 Proposals should be accompanied by a biodiversity assessment detailing the potential impact on the ecology of an area. A biodiversity mitigation plan should be put in place to enhance local biodiversity.

Impacts on the Historic Environment

- 10.22 National policy seeks to conserve heritage assets (whether designated or not) in a manner appropriate to their significance. It recognises that such significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting.
- 10.23 Views from, or views of, a heritage asset (for example, from public rights of way) play an important role in the way it is experienced, its relationship with other heritage assets and its relationship with the surrounding landscape. This setting can be local in its extent (for example, a listed building set within a natural bowl in the landscape) or distant (for example, across significant areas of the landscape). Also, the setting of a heritage asset can extend for a number of kilometres when considered against large prominent developments.
- 10.24 Proposals for renewable and low carbon energy that might impact on a heritage asset (or assets) should be accompanied by an assessment of how any such asset may be affected. Assessments will need to establish the importance of each heritage asset, its significance, the contribution made in relation to its setting and identify the impact on the asset resulting from the proposed development. Any impact should be minimised and where possible, mitigated.

Impacts on the Water Environment

- 10.25 Certain types of renewable and low carbon energy developments can have an impact on water resources. For example, hydropower directly impacts on a watercourse, and biomass or energy from waste can use water for cooling. The impacts can include reduced flow due to abstraction or pollution resulting from the discharge of cooling water into a watercourse. All these can have an impact on aquatic biodiversity and it is essential that impacts are minimised.
- 10.26 In addition, renewable and low carbon energy developments can have an impact on flood risk. It is therefore important that a full assessment of flood risk should accompany proposals where flood risk could be affected. This is particularly the case for hydropower schemes which can directly inhibit water flow and ground mounted solar farms which can have an impact on surface water flows.

- 10.27 Applicants will be required to demonstrate that the potential impacts of a renewable or low carbon energy development on the water environment are within acceptable limits and have been agreed by the appropriate body.

Impact on Agricultural Land

- 10.28 Renewable energy installations such as ground-mounted solar panels can prevent the continued use of land for agricultural uses during their operational life. Proposals will be expected to be supported by a full assessment of the quality of the agricultural land. It is therefore important that such developments avoid the best and most versatile agricultural land, focusing on that of least value. Where ground-mounted schemes are proposed, it is important that agricultural uses are maintained on the site for example in the form of the grazing of animals.

Transport and Access

- 10.29 The impact of renewable and low carbon energy proposals on the transport network needs to be considered during the construction/decommissioning phases and during the operational phase. This includes not only access for bulky construction equipment and materials but also access for ongoing maintenance.
- 10.30 For large-scale wind proposals, careful consideration should be given to the route(s) along which the constituent parts of turbines will be transported to the development site, especially as proposals are often in remote rural locations along narrow country roads.
- 10.31 For proposals such as biomass or energy from waste, the impact of transporting fuel to the site needs to be given careful consideration. Such plants should ideally be located near a sustainable fuel source thereby minimising the impact on the local transport network. Transportation of the residue resulting from the energy generation process to an appropriate processing plant also needs to be given careful consideration.

Shadow Flicker

- 10.32 Shadow flicker relates to onshore wind developments where the shadow of a rotor falls across a dwelling or place of work causing light levels to fluctuate. The impact of shadow flicker is dependent on a number of factors including the distance of a property from a turbine, the time of year and intervening topography or vegetation. This impact can be accurately modelled and mitigated through intermittent operation of turbines. The potential impact of shadow flicker on properties needs to be considered especially in the context of residential amenity.

Noise and Vibration

- 10.33 The likely impact of noise and vibration on local residents and those working in the vicinity of a renewable or low carbon energy generation plant needs to be considered as part of the application process. Noise and vibration above the existing background levels can arise from a number of sources including:
- transport of fuel and materials during the construction, operation and decommissioning phases;
 - processing of fuel and residual material, for example from biomass or energy from waste plants; and
 - vibration and noise during operational periods, for example from wind turbines or from cooling equipment.
- 10.34 Any renewable or low carbon energy generation proposal that might give rise to noise or vibration issues should be accompanied by an assessment of the likely impact of the scheme using industry best practice and in accordance with an approach previously agreed with the Council.

Interference to Radar and Telecommunications

- 10.35 Onshore wind farms have the potential to disrupt wireless services including domestic television reception. An assessment of the potential impact on wireless services will need to be undertaken where it is expected that disruption may occur with remedial action being taken if appropriate.
- 10.36 Similarly onshore wind proposals have the potential to disrupt radar. Development proposals will be required to demonstrate that the impacts of their proposals on radar have been resolved through consultation with the appropriate body (for example, the Ministry of Defence and the Civil Aviation Authority).

Impacts Identified by Local Communities

- 10.37 Developers will be expected to undertake and evidence early meaningful engagement with the local community when submitting development proposals relating to renewable or low carbon energy schemes that may have an adverse impact on a local community. Consultation with local communities may raise new issues, or provide a better understanding of issues already identified. The Council will expect developers to have regard to the responses made by local communities to any consultation and to consider what additional mitigation measures may be necessary to address any legitimate concerns.

Restoration of Sites

- 10.38 Renewable and low carbon energy schemes often have a limited life. For example, a wind farm typically operates for 20 to 25 years, after which it is decommissioned. In recognition of this, the Council will usually require

proposals for renewable and low carbon energy schemes to be accompanied by a restoration scheme. Typically, this should show how the energy-generating equipment (for example the wind turbines) would be removed and recycled. It should also require the breaking up of any foundations and the restoration of the site to its original condition.

Benefits

- 10.39 Developers should provide sufficient information to enable the Council to fully assess the likely benefits of a scheme for renewable and low carbon energy generation, particularly in relation to the levels of heat or electricity likely to be generated on site and the benefits to local communities.

The Generation of Renewable and Low Carbon Energy

- 10.40 Renewable and low carbon energy developments will help to reduce greenhouse gas emissions and contribute towards national and international targets. They will also help to increased energy security and give some protection from fossil fuel price fluctuations.
- 10.41 The extent to which any scheme in North Dorset contributes towards these benefits depends upon the likely levels of heat or electricity that will be generated. This will depend not only upon the technology used, but also on the local conditions within which the technology will operate. It will be important for developers to provide relevant information (for example data on wind speeds for wind turbines or water flows for hydropower schemes) so that realistic assessments of the site-based performance of any scheme can be made.

Local Community Benefits

- 10.42 The benefits of renewable and low carbon energy schemes for local communities may include local job creation and investment in the local economy. However, there may be greater local benefits where a scheme is put forward by a community or involves a level of community ownership (or community shareholding). Such schemes could offer benefits in the form of income generation, lower energy bills, community cohesion and a wider acceptance of such developments. The Council will expect developers to give careful consideration to such matters, including the potential to provide district heating networks when drawing up schemes.

Wind Energy Development

- 10.43 Proposals for wind farms and wind energy development can raise concerns from local people over a range of possible potential impacts. A Written Ministerial Statement was made on the 18th June 2015 which gives reassurance to local people that they will have the final say on determining wind farm applications and this statement will be taken into account in the determination

of any planning application for wind energy development. No areas for wind energy development are being proposed in this Plan but this does not preclude possible consideration being given and subsequently being brought forward in a neighbourhood plan, (made having regard to national policy), or for this matter being examined further in the review of the Local Plan.

POLICY 22: RENEWABLE AND LOW CARBON ENERGY

Assessing Benefits against Impacts

When considering proposals for heat or electricity generation from renewable or low carbon sources, the social, economic and environmental benefits of the scheme should be assessed against the likely impacts.

A proposal for generating heat or electricity from renewable or low carbon sources (excluding wind energy development) will be permitted provided it can be demonstrated that:

- a both individually and cumulatively, all adverse impacts arising from the proposal have been satisfactorily assessed; and
- b the proposal has maximised the potential to mitigate any adverse impacts that have been identified; and
- c the actual benefits that the scheme will deliver outweigh the adverse impacts that remain.

Impacts

Potential adverse environmental impacts (together with measures to mitigate such impacts) that will be assessed in relation to any proposal include: visual impact; and impacts on biodiversity, the landscape, the historic environment including designated and non-designated heritage assets, the water environment and agricultural land.

In addition, in assessing the adequacy of mitigation measures in relation to a proposal it will be expected that:

- d the proposal's location has been identified having regard to sites that make best use of existing transport infrastructure and the minimisation of traffic movements whilst providing safe access; and
- e any issues of, noise and vibration or interference to radar or any communication systems including televisions can be fully overcome; and
- f early meaningful consultation has been undertaken with people in the locality that might be adversely affected by the proposal and clear regard has been had to the responses received; and
- g the proposal incorporates an agreed restoration scheme including measures to remove installations when operations cease.

POLICY 22 (CONT'D): RENEWABLE AND LOW CARBON ENERGY

Benefits

Potential benefits that will be assessed in relation to any proposal include:

- h the amount of heat or electricity that is likely to be generated from the proposed renewable or low carbon energy development and the consequential reduction in greenhouse gas emissions; and
- i local community benefits, including jobs, investment in the local economy, community ownership or shareholding of a scheme and local provision of renewable and low carbon energy, for example, through a district heating network.

Policy 23 – Parking

Introduction

- 10.44 Appropriate parking provision in terms of location and level can contribute to achieving transport demand management objectives as well as encouraging more use of public transport and higher levels of walking and cycling. In addition, national policy indicates³¹³ that local authorities should seek to improve the quality of parking in town centres, including appropriate provision for motorcycles, so that it is convenient, safe and secure. They should set appropriate parking charges that do not undermine the vitality of town centres and parking enforcement should be proportionate.
- 10.45 The National Planning Policy Framework (NPPF) states³¹⁴ that if setting local parking standards for residential and non-residential development, local planning authorities should take into account:
- the accessibility of the development;
 - the type, mix and use of development;
 - the availability of and opportunities for public transport;
 - local car ownership levels; and
 - an overall need to reduce the use of high-emission vehicles.
- 10.46 The Council takes the view that the reasonable parking needs of occupants of new developments should be met and Policy 23 sets out how the Council intends to deal with parking³¹⁵ in the context of the NPPF. The standards and guidance set out the Council's requirements for residential and non-residential vehicle and cycle parking unless a different level of provision can be justified by local or site-specific circumstances.

Residential Parking

- 10.47 Local planning authorities in Dorset have jointly developed residential car parking standards in the Dorset Residential Car Parking Study (DRCPS)³¹⁶, taking account of the NPPF and Manual for Streets³¹⁷. These standards generally need to be met if sustainable development is to be delivered. The DRCPS allows for differences in parking requirements between isolated rural dwellings and hamlets, villages and towns and urban fringes. This is particularly important in North Dorset where many rural households are dependent on the private car

³¹³ Paragraph 40, National Planning Policy Framework, DCLG (March 2012).

³¹⁴ Paragraph 39, National Planning Policy Framework, DCLG (March 2012).

³¹⁵ Details of standards and guidance are set out in Appendix C.

³¹⁶ The Bournemouth, Poole and Dorset Residential Car Parking Study, Dorset County Council (May 2011).

³¹⁷ Manual for Streets, DCLG and Department for Transport (2007).

for transport, which is reflected in levels of car ownership. Some flexibility is needed, nevertheless, to allow a different level of provision on individual sites where there is sound justification based on local circumstances.

- 10.48 Many garages are used for storage, rather than for keeping a vehicle, and often this is because of their limited size. When considering levels of parking provision on housing developments, the Council will only count a garage as a parking space if it is larger than 6 metres x 3 metres, to allow for the parking of a vehicle and for some internal storage space.
- 10.49 Issues such as on-street parking levels, parking restrictions and other local factors specific to a development site are matters that should be discussed with Transport Development Management Engineers at Dorset County Council and with Planning Officers at the District Council if developers are seeking to justify levels of residential car parking provision that would not accord with the standards.

Non-Residential Parking

- 10.50 The Council will use guidance published by Dorset County Council³¹⁸ as the basis for non-residential parking provision (see Appendix C). Developers will be expected to make provision for non-residential parking in accordance with this guidance unless there are specific site constraints or local factors necessitating increased or reduced provision.

Motorcycle Parking

- 10.51 Motorcycles³¹⁹ are an increasingly popular means of transport - around 5% of all vehicles are motorcycles and over the last 15 years the growth in motorcycle ownership has been well in excess of growth in ownership of any other types of vehicle³²⁰. Appropriate facilities for parking motorcycles need to be provided to prevent indiscriminate parking and to provide safe and secure stationing of machines, in line with national advice and guidance on motorcycle parking³²¹ and with regard to the Council's standards and guidelines (see Appendix C).

Cycle Parking

- 10.52 The provision of cycle storage facilities for residential properties is increasingly important as cycle use grows. Cycling is likely to be an option, at least for some trips, within and between the District's towns, larger villages and many smaller villages. Cycling is also of rising popularity for leisure and recreation. Developers

³¹⁸ Non-Residential Parking Guidance, Dorset County Council (2012).

³¹⁹ All powered two-wheelers including scooters and mopeds.

³²⁰ Vehicle Licensing Statistics, Department for Transport (April 2013).

³²¹ Section 8.4 Op cit.; Traffic Advisory Leaflet 02/2002: Motorcycle Parking, Department for Transport (March 2002).

will be expected to make provision for cycle storage for residential properties in accordance with the Council's standards (see Appendix C).

Parking for People with Impaired Mobility

- 10.53 The Department for Transport has produced guidance³²² on parking for mobility impaired people and provision should be made by developers in accordance with this guidance (summarised at Appendix C) until it is reviewed or more locally based standards are adopted. Levels of use of spaces provided should be regularly monitored and, if necessary, numbers adjusted in the light of any apparent over- or under-provision.

³²² Traffic Advisory Leaflet 05/1995: Parking for Disabled People, Department for Transport (April 1995).

POLICY 23: PARKING

Development will be permitted provided that:

- a provision for residential and non-residential vehicle and cycle parking is made in accordance with the Council's parking standards, unless a different level of provision can be justified by local or site-specific circumstances; and
- b provision for motorcycle parking is made to a level appropriate for the size and location of the development, having regard to the council's standards and guidance; and
- c provision for parking for people with impaired mobility is made in accordance with the Council's standards and guidance.

Policy 24 – Design

Introduction

- 10.54 The Council’s approach to design is to ensure that all developments improve the character and quality of the area within which they are located. This reflects national policy in that ‘good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people’³²³. To achieve this, aspects of development form will be required to reflect the design principles and standards having regard to the local context including on site and near site trees and hedgerows.

Design Principles

- 10.55 The design principles in Figure 10.1 aim to break down the key elements of design into a systematic set of principles which can be applied to development sites, establishing a clear mechanism for enabling good design that reflects the local area.

Figure 10.1: Design Principles

Design Principle	Description
Character	<p>A place with character exhibits positive, special and unique qualities that people can easily appreciate, giving it its own identity. In places that already have a positive image or character, the design of new development should respond to and reinforce locally distinctive patterns of development, landscape and culture. In places where positive elements are lacking, proposals should seek to create a distinctive and coherent sense of place through the use of intelligent and imaginative design solutions.</p> <p>Woodlands, trees, hedgerows and other landscape features contribute significantly to the character of the District’s towns and villages. These features should be retained in the public realm.</p>
Continuity and Enclosure	<p>The sensitive and creative treatment of public and private spaces within and around a development is important. Development should promote the continuity of street frontages, reinforce existing spatial patterns and create new and exciting spaces with public and private areas clearly distinguished.</p> <p>To reduce casual intrusion by potential offenders a development should avoid having unnecessary access by non-residents. Clearly distinguished private spaces should be designed to be defensible, engendering feelings of influence, control and ownership. Public space should incorporate an element of natural surveillance.</p>

³²³ Paragraph 56, National Planning Policy Framework, DCLG (March 2012).

Design Principle	Description
Ease of Movement	The ease of movement around and through a development (its permeability) is largely determined by its layout. Layouts should be designed to promote accessibility and local permeability making connections with neighbouring areas and reinforcing existing connections. Designs should put people before traffic and integrate land uses with transport uses in line with Policy 13 - Grey Infrastructure and Policy 23 - Parking. Layouts and roads should take account of local topography, the natural features on a site and the needs of the mobility or sensory impaired.
Quality of the Public Realm	The public realm refers to those parts of a settlement available for use by everyone including streets, parks and squares. Where development creates a new, or affects, an existing public space, it should be safe, attractive, uncluttered and well related to the surrounding buildings. Public spaces should also work effectively for all sections of the community including the mobility impaired and the elderly.
Legibility	A legible development has a clear image that is easily understood and a layout that is easy for people to find their way around. Developments should be made legible by providing recognisable routes, interactions and landmark buildings at movement nodes. 'Gateway' sites at the entrances to towns and villages require particular attention in order to provide a sense of arrival and place.
Adaptability	Development should be adaptable so that it can respond to changing social, technological and economic conditions. The form of a building should allow for flexibility in order to adapt to changing lifestyles and circumstance. Residential developments should have regard to the Lifetime Homes standards to facilitate adaptation to meet the changing needs of their occupants. Commercial and community buildings should be designed to allow for easy conversion to alternative uses or to allow for multiple uses within the building.
Diversity	A diversity of uses, building forms and layout in a development will provide visual interest and variety whilst avoiding conflict between neighbouring uses.
Energy Efficiency	Policy 3 – Climate Change and Policy 22 – Renewable and Low Carbon Energy encourage energy efficiency, sustainable construction and on-site renewable energy generation. In addition to energy-efficiency measures, proposals should consider the orientation and location of buildings on a site incorporating the principles of passive solar design. This can contribute to efficient use of buildings by making the best use of solar energy, the provision of access to daylight and the use of passive ventilation. Buildings should be orientated to maximise solar gain whilst incorporating measures to

Design Principle	Description
	provide adequate shading during hotter summer months. Landscaping and site topography should be used to reduce the impact of wind in exposed locations and avoiding overshadowing of neighbouring properties.
Safety and Security	<p>A development should incorporate features to minimise opportunities for crime and reduce people's perception of their vulnerability to crime. Developments should have natural surveillance providing a layout which is permeable and positioning the main living or working areas so they face main access routes.</p> <p>Private space to the rear of a building should be clearly defined and enclosed to provide better security and privacy, particularly where it backs onto a road or other public right of way. Footpaths and cycleways should be wide, clear of hiding places and well lit. These principles are established in Secured by Design³²⁴.</p>

Aspects of Development Form

- 10.56 Any built development and its surrounding spaces are made up of a number of different aspects of built and un-built form as set out in Figure 10.2. The development form influences how the space functions, its appearance and how people use it for their everyday activities.

Figure 10.2: Aspects of Development Form

Aspect of Development Form	Description
Layout - Urban Structure and Grain	<p>The layout of a development provides a framework of routes and spaces that connect locally and more widely. Layout influences the way that buildings, routes and spaces relate to one other and provides the basic plan on which all other aspects of the form and uses of a development depend.</p> <p>The urban grain refers to the pattern of the arrangement of streets, block divisions, plots and their buildings in a settlement and varies from small and frequent (fine grain) to large and infrequent (coarse grain).</p>
Density and Mix	Density and mix are the amount of development on a given piece of land and the range of uses. Density influences the intensity of development and, in combination with the mix of uses, can affect a

³²⁴ Secured by Design – The UK Police initiative to design out crime in new developments.

Aspect of Development Form	Description
	place's vitality and viability. Policy 7 – Delivering Homes provides broad guidance on density and the mix of housing required to meet District-wide needs.
Scale - Height and Massing	Scale is the size of a building in relation to its surroundings. It is also the size of parts of a building or its details, particularly in relation to the size of a person. Height determines the impact of development on views, vistas and skylines. Massing is the combined effect of the arrangement, volume and shape of a building or group of buildings in relation to other buildings and spaces. The scale, massing and height of a proposal should be related to any adjoining buildings, the general pattern of heights in the area, views, vistas and landmarks.
Appearance - Details and Materials	The details of a scheme refer to the craftsmanship, building techniques, decoration, styles and lighting of a building or structure. It includes all building elements such as openings and bays, entrances, roofscapes and façades. The richness of a building lies in its use of materials including their texture, colour, pattern and durability that contribute to the attractiveness of its appearance and the character of an area.

Space Standards

10.57 Developments should incorporate sufficient secure space to enable the efficient use of buildings. In residential developments, space will be required for cycle storage, laundry drying and for the storage of bins and recyclables above the following minimums:

- to encourage cycling to access local facilities, space should be provided for secure cycle storage in line with the standard set out in Policy 23 – Parking;
- to facilitate a reduced energy means of drying laundry, sufficient secure drying space should be provided in line with the standards set out in Figure 10.3³²⁵. This drying space can either be provided externally or internally with appropriate ventilation;
- adequate space for the storage of recyclables and bins will be required in line with the latest guidelines produced by the Dorset Waste Partnership³²⁶.

³²⁵ As set out in the Code for Sustainable Homes: Technical Guidance (November 2010).

³²⁶ The Dorset Waste Partnership runs waste services across the County of Dorset
<http://www.dorsetforyou.com/recyclefordorset/bins>.

Figure 10.3: Drying Space for New Residential Developments

Size of dwelling	Minimum standard
1 or 2 bed dwelling	At least 4m of drying line
3 or more bed dwelling	At least 6m of drying line

- 10.58 Non-residential buildings will be required to provide secure cycle storage and space for the storage of recyclables and bins in line with Policy 23 – Parking and the latest guidelines produced by the Dorset Waste Partnership respectively.

Understanding of the Local Context

- 10.59 An understanding of the local context is fundamental to establishing good design for any particular development site. It should concentrate on the sites existing features, characteristics and immediate surroundings but equally consider how the site sits within the wider landscape or townscape, the historic environment and how people will interact with the place being created. The appraisal of local context should take on board the contextual information prepared to help guide development. This includes:
- landscape appraisals and impact assessments such as the District-wide Landscape Character Assessment;
 - community-led initiatives such as town and village design statements and neighbourhood plans. These often contain an appraisal of local character and outline a number of guidelines to influence development;
 - design and development briefs produced for specific sites. These are produced to highlight particular issues that need to be tackled through a site's development and can be produced by the Council or by the local community;
 - conservation area appraisals;
 - guidelines produced by the Council on specific types of development for example shop fronts; and
 - any site specific assessments produced as part of the site appraisal process such as habitats assessments.
- 10.60 The intention of this approach is to maintain the quality of the built environment of the area through sympathetic design which fits with its surroundings. However there will be circumstances where a well-designed modern or contemporary scheme may be appropriate. In this instance, the design should be innovative and achieve very high standards.

Impact on Neighbouring Properties

- 10.61 Where development is proposed, the impact on the immediate neighbouring properties should be given careful consideration. Developments can often be overbearing in scale when considered against their immediate neighbours. In addition developments can be poorly designed overlooking adjacent properties or in close proximity to neighbouring properties. Where development of an overbearing nature is proposed or where the enjoyment of the existing properties is significantly diminished, planning permission will be refused.

Community Engagement

- 10.62 National policy highlights the importance of community engagement in the design of development proposals³²⁷. Several town or village design statements have been prepared for settlements within the district. These have been prepared by local communities and contain principles to influence design in the area. Local communities are encouraged to develop local guidelines and local character assessments for incorporation into neighbourhood plans or other design statements.
- 10.63 Where a town or village design statement or neighbourhood plan has been produced, development proposals should reflect any design principles or guidelines that are relevant. In all instances, developers should effectively engage with local communities to enable local people to influence the design of a development where practical and feasible to do so, in line with this policy.

Trees, Hedgerows and Landscape Planting

- 10.64 Trees, hedgerows and other landscape features enhance new developments, help to retain a degree of local distinctiveness and are of wildlife value. For these reasons, existing trees and hedgerows should be retained on site and incorporated into the design through integration into the green infrastructure network in accordance with Policy 15 – Green Infrastructure. Developments should be designed to incorporate these features successfully into the public realm of the design layout³²⁸ and ensure their future health is not compromised or that there is pressure to undertake works to a tree due to, for example safety concerns. Where there are significant trees on or adjacent to a proposed development site the Council will require an arboricultural impact assessment to be submitted as part of a planning application.
- 10.65 In cases where the retention of existing vegetation on site is insufficient to ensure that the development integrates successfully into its local surroundings,

³²⁷ Paragraph 66, National Planning Policy Framework, DCLG (March 2012).

³²⁸ Trees should be incorporated into development proposals with the approach outlined in the Council's Trees and Development Guidelines (2006) being used.

new landscape planting should be incorporated. All new landscape features should be attractively and sensitively designed with regular shaped belts of landscape planting being avoided.

- 10.66 Landscape planting should incorporate native species, including those of local provenance and fruit trees as these integrate more successfully with local landscape character and will be of greater benefit to wildlife. Species and stock size should be appropriate to the location and any planting scheme should have regard to the likely size of trees and shrubs when mature.
- 10.67 Regard should be had to the effects of climate change when new landscaping is provided. Trees can help to reduce the effects of climate change by provide shading and cooling. Planting can also increase the scale and connectivity of green infrastructure in more urban environments. Some species may be less able to adapt to climate change and this should be taken into account in any planting scheme.
- 10.68 All landscape vegetation, whether new or existing retained vegetation, should be incorporated into the public domain rather than forming part of private gardens unless it can be clearly demonstrated that it is inappropriate to do so. Developers will be expected to make provision for aftercare until any new planting has become self-sustaining. Conditions will be imposed where necessary to ensure landscaping is sufficient and adequately maintained in the future.

Design Quality Assessment

- 10.69 To enable an assessment of the appropriateness of any development proposal, the Council will expect developers to demonstrate how the relevant aspects of development form (outlined in Figure 10.2) have been designed to reflect the relevant design principles (outlined in Figure 10.1) having regard to the local context.
- 10.70 Not all the design principles will be applicable to all development schemes, particularly those of small-scale such as domestic extensions. Similarly, some aspects of development form, such as layout, are more relevant to larger-scale schemes. Further, there may be circumstances where it is not appropriate to apply design principles, aspects of form and/or standards (for example, bin storage and laundry drying in town centre developments). However, the design principles and aspects of development form which are relevant to a proposal should be applied in a way which reflects the nature and scale of the proposal, its location and the surrounding area.
- 10.71 It is necessary for the Council, developers and local residents to understand the design rationale behind any development proposals to enable informed judgements about what may be acceptable in design terms. To achieve this, developers will be required to submit detailed design information setting out

how the local context, the design principles, standards and aspects of development set out above, have been addressed.

- 10.72 Where it is considered necessary, the Council may use assessment criteria such as the Building for Life³²⁹ standard as a template for assessing design quality. If an impartial assessment of design quality is required, development proposals should go through a design review process provided by either a local authority or independent design review panel. This review process will be at the developer's expense.

³²⁹ Building for Life is the industry standard, endorsed by Government, for well-designed homes and neighbourhoods. It has been drawn up by a partnership between the Home Builders Federation, CABI and Design for Homes.

POLICY 24: DESIGN

Development should be designed to improve the character and quality of the area within which it is located. Proposals for development will be required to justify how the relevant aspects of development form address the relevant design principles and standards set out in Figures 10.1, 10.2 and 10.3 of this policy and how the design responds to the local context.

Developments will be permitted provided that the relevant aspects of development have been designed to reflect the relevant design principles and have satisfactorily addressed the relevant standards. A proposal that uses development forms which do not reflect the relevant design principles and standards, or which otherwise conflict with the design principles, will not be permitted. There may be circumstances where it is not appropriate to apply the design principles, aspects of form and/or space standards set out in Figures 10.1, 10.2 and 10.3 of this policy (for example, bin storage and laundry drying in town centre developments).

In certain circumstances, a well-designed 'contemporary' or 'modern' scheme will be acceptable.

Development proposals that are of an overbearing nature or where the enjoyment of the existing properties is significantly diminished will be refused.

Developers will be required to engage with the local community and offer realistic opportunities for local people to influence development proposals where practical and feasible to do so. Where existing local guidelines have been established, these should be reflected in development proposals.

Developments will be required to provide adequate space for cycle parking, storage for bins and recyclables and in addition in the case of residential developments, laundry drying.

Developments will be expected to incorporate existing mature trees and hedgerows and other landscape features into the public realm of the development layout and provide sufficient additional landscape planting to integrate the development into its surroundings.

Policy 25 – Amenity

Introduction

- 10.73 The potential impact of development on amenity is a key consideration in many planning decisions and, although the Government has produced a policy statement and the Planning Practice Guidance (PPG) provides guidance on noise³³⁰, there is limited national guidance on other amenity issues³³¹. However, one of the core principles³³² of the NPPF underpinning plan-making is 'always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings'.
- 10.74 The Council wishes to ensure that any new development will not have an adverse impact on the enjoyment of privately or publicly owned land and that the amenity of potential occupiers of new development is not likely to be compromised by their surroundings and general environment. Consequently, Policy 25 deals with the following significant aspects of amenity:
- privacy and private open space;
 - sunlight and daylight;
 - artificial light intrusion;
 - noise and vibration; and
 - unpleasant emissions (such as odour and fumes).
- 10.75 Amenity also has an important visual component which relates not only to the location of development but also to its scale, massing and so on. This is more relevant to discussion of broader design issues, though, and so is dealt with in Policy 24 – Design.

Privacy and Private Open Space

- 10.76 Private open space is needed both to meet basic operational requirements (such as refuse storage and clothes drying, as discussed in Policy 24 – Design) and for the private enjoyment of property.
- 10.77 To ensure adequate privacy in homes, new developments should be designed to minimise overlooking and in-looking, and to provide freedom from unwanted social contact. Overlooking, particularly into private garden areas, can be avoided through the erection of screen walls and fencing and in-looking into neighbouring properties can be avoided through the careful orientation of properties, by the sensitive arrangement of windows and by ensuring that there

³³⁰ Noise Policy Statement for England, Department for Environment, Food and Rural Affairs (March 2010) and paragraphs 30-001-20140306 to 30-012-20140306 of the Planning Practice Guidance, DCLG (March 2014)

³³¹ References may be found in the National Planning Policy Framework.

³³² Paragraph 17, National Planning Policy Framework, DCLG (March 2012).

is adequate distance between properties. Poorly designed public spaces and routes can also lead to unwanted social contact. Communal facilities, such as shared parking areas, and routes, such as footpaths and cycleways, should be designed with the privacy of the occupiers of nearby residential properties in mind.

- 10.78 Permanent residential developments should be provided with adequate private open space to meet the needs of the people likely to occupy the properties. The amount of private open space required will largely depend on the type of residential development being proposed. For a family house, an adequate garden is essential both to meet operational needs and for family activities, such as children playing. For small single bedroom or retirement units, a well-designed communal space may be more appropriate. Communal private spaces should include sufficient space for refuse storage and clothes drying as well as a garden area. Adequate private open space should be provided not only for new dwellings but also where existing residential properties are extended or subdivided and where existing buildings are converted to residential use. In certain circumstances, such as the conversion of buildings in town centres, private open space provision may not be required.

Sunlight and Daylight

- 10.79 New development should receive adequate daylight and sunlight to create satisfactory living and working environments and should not have an adverse impact on the levels of natural light received by adjacent and nearby existing properties. The amount of natural light reaching a property can be influenced by the layout of buildings, particularly in relation to other buildings and structures, and its orientation.
- 10.80 In permitting development, the Council will wish to ensure that both the proposed development and any existing adjacent properties will receive adequate natural light once the scheme has been implemented. Any associated open spaces, such as gardens, should not be overshadowed to the extent where daylight intensities are reduced to unacceptable levels³³³.

Artificial Light Intrusion

- 10.81 Artificial light is present in many, if not most, developments in the form of internal and external illumination. Sources include dwellings, commercial properties, advertisements, factories, streetlights and sporting facilities.

³³³ In cases where there is a dispute over sunlight and daylight levels, the Council will have regard to the standards for direct and indirect sunlight set out in 'Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice', Building Research Establishment (1991). Minimum daylight standards are also given under BS 8206 Part 2 (1992) Code of Practice for Daylighting.

- 10.82 External artificial lighting schemes can add to the aesthetic value of buildings at night-time but can also have a detrimental impact on amenity³³⁴. Light pollution can be defined as every form of artificial light which shines outside the areas it is intended to illuminate, including light which is directed above the horizontal into the night sky.
- 10.83 There are specific forms of light pollution:
- light trespass, when unwanted light enters a property from a neighbouring property;
 - over illumination, where there is an excessive use of light;
 - glare, resulting in excessive contrast between bright and dark areas in the field of view, such as when directly viewing the filament of an unshielded or badly shielded light;
 - clutter, which refers to excessive groupings of lights which can cause confusion and distract from obstacles intended to be illuminated; and
 - sky glow, which refers to the glow effect seen over populated areas.
- 10.84 Not all lighting schemes require permission or consent. Those that usually do include:
- external lighting installations which materially alter the external appearance of a building;
 - lighting installations on listed buildings which materially affect their character;
 - illumination of outdoor advertisements; and
 - most forms of lighting on columns (for example, lighting at outdoor sports venues or security lighting).
- 10.85 The NPPF urges local planning authorities to encourage good design and use planning policies to limit the impact of light pollution from artificial light. As a basic principle, schemes should use the minimum amount of lighting necessary to achieve visual interest or for working or security purposes. The lighting should be designed to minimise light pollution from glare, scatter and spillage through the control of light direction and intensity.
- 10.86 The Council will take account of the aesthetic impact of the light produced and the daytime appearance of light fittings and cabling. The Council will also consider the impact of any lighting scheme on local residents, highway users, the appearance of streets and individual buildings, particularly if listed or of

³³⁴ In extreme cases, light pollution can be subject to legal proceedings if it causes a nuisance. Section 102 of the Clean Neighbourhoods and Environment Act 2005 amended Section 79 of the Environment Protection Act 1990 to embrace statutory nuisance from artificial lighting.

historic importance, and the visibility of the night sky. Developers will be expected to take account of appropriate published guidance³³⁵.

- 10.87 As a general guide, applicants are encouraged to submit details as part of the planning application of any external lighting scheme proposed as part of the development, including light scatter diagrams, to demonstrate that the proposed scheme is appropriate for its purpose in its particular setting. The assessment should demonstrate that the potential for light pollution from glare and spillage to neighbouring properties, roads and countryside has been minimised. Where floodlighting is proposed, the Council may use planning conditions or seek agreements to limit hours of use.

Noise and Vibration

- 10.88 Unwanted noise and vibration can significantly affect the quiet enjoyment of property and places and reduce the overall quality of life. Planned new development should take account of this in respect both of its initial construction and eventual use and operation.
- 10.89 The NPPF³³⁶ states that planning policies and decisions should aim to:
- avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development;
 - mitigate and reduce to a minimum other adverse impacts on health and quality of life arising from noise from new development, including through the use of conditions;
 - recognise that development will often create some noise and existing businesses wanting to develop in continuance of their business should not have unreasonable restrictions put on them because of changes in nearby land uses since they were established; and
 - identify and protect areas of tranquillity which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason.
- 10.90 The NPPF also emphasises that the local and natural environment should be conserved and enhanced by the prevention of both new and existing development contributing to or being put at unacceptable risk from, or being adversely affected by, unacceptable levels of noise pollution.

³³⁵ Published guidance includes Lighting in the Countryside: Towards Good Practice, Countryside Commission (July 1997); Guidance Notes For The Reduction Of Light Pollution, Institution of Lighting Professionals (2005); Guidance Notes for the Reduction of Obtrusive Light, Institution of Lighting Professionals (2011). The guidance in Statutory Nuisance from Insects and Artificial Light (guidance on Sections 101 to 103 of the Clean Neighbourhoods and Environment Act 2005) Defra (2005) is also relevant.

³³⁶ Paragraph 123, National Planning Policy Framework, DCLG (March 2012).

- 10.91 Development may be subject to noise from a number of sources, although generally the main concerns in North Dorset tend to be road and industrial noise. However, there may be occasions when other sources of noise need to be considered, such as sports activities, public houses, clubs and restaurants. Noise may be only one element of a general disturbance, though, and regard will be need to be had to other elements, such as light from car headlights.
- 10.92 By avoiding the location of noise sensitive uses such as housing, schools, hospitals, nursing homes and places of worship near to noise-producing premises, noise problems can often be prevented. Where this is not possible, noise controls³³⁷ need to be incorporated into new noise-producing developments and mitigation measures may be prudent for new noise sensitive developments.
- 10.93 Effective land use planning can help prevent or mitigate potential noise impacts. The express inclusion of noise in the NPPF and PPG means that it will be a material consideration in local planning decisions. Where noise may be an issue, both for noise-producing and noise-sensitive development, developers may be required to submit a noise impact study or to assess the effect of an existing noise source on the proposed development. Any noise impact study should be prepared having regard to best practice and relevant British Standards³³⁸.
- 10.94 In those cases where there is likely to be significant noise impact, the Council will require the submission of mitigation measures as part of the planning application.
- 10.95 When considering planning applications for wind turbines, single or multiple, the Council will have regard to relevant published guidance when assessing such applications.
- 10.96 Vibration may be short term, as caused by construction activities, for example, while long-term vibration tends to arise infrequently and then usually in relation to mining and quarrying operations, although it may also arise from industrial processes³³⁹. The NPPF states that local planning authorities should ensure that any unavoidable vibrations caused by blasting should be controlled, mitigated or removed at source. The Framework is silent on the matter of

³³⁷ Conditions may also need to be attached to any planning permission granted for noise producing activities.

³³⁸ Including: BS4142:1997 - Method for Rating Industrial Noise Affecting Mixed Residential and Industrial Areas; BS 8233:2014 - Guidance on Sound Insulation and Reduction for Buildings; BS 7445: Part 1: 2003 - Description and Measurement of Environmental Noise - Guide to Quantities and Procedures; BS 5228: Part 1: 2009 Noise Control on Construction and Open Sites; BS6472:2008 - Guide to the Evaluation of Human Exposure to Vibration Within Buildings.

³³⁹ Such processes may include the use of die stamping and drop hammers.

construction and industrial vibration but extension of the basic source management principle would seem reasonable to these circumstances.

- 10.97 Generally, the Council will seek to locate new residential and other sensitive development away from existing or planned noise and vibration generating development.

Unpleasant Emissions

- 10.98 Developments such as sewage treatment works, biodegradable waste sites and some industrial uses³⁴⁰ give rise to unpleasant emissions. Even some food and drink establishments can cause potential environmental nuisances such as smells. Whilst such emissions are not usually harmful to health, they can adversely affect the amenity of people in the immediate vicinity.
- 10.99 Where development is proposed that would give rise to unpleasant emissions (such as odour, fumes, smoke, soot, ash, dust or grit), the Council will ensure that the amenity of neighbouring uses is not adversely effected. This will not preclude development provided that measures (e.g. dust extractors) are incorporated into its design to reduce the impact of any unpleasant emissions to acceptable levels. The Council will also seek to limit sensitive development (housing, for example) in close proximity to known sources of unpleasant emissions such as sewage treatment works and waste treatment plants.
- 10.100 With regard to sewage treatment works, the Council will recognise such cordons sanitaire as may be notified to it by Wessex Water or other bodies responsible for sewage treatment works.

³⁴⁰ These are generally classified as B2 industrial uses under the Use Classes Order 1987 (as amended).

POLICY 25: AMENITY**Privacy**

Development will be permitted provided that it is designed to protect the privacy of its occupants and those of neighbouring properties.

Private Open Space

Residential development will be permitted provided that it provides private open space in the form of gardens or communal open spaces appropriate to the needs of the intended occupants. In certain circumstances, such as the conversion of buildings in town centres, private open space provision may not be required.

Sunlight and Daylight

Development will be permitted provided that any buildings and associated open areas (including gardens) receive adequate levels of daylight and sunlight and the levels of daylight and sunlight reaching any neighbouring property and open space are not reduced below acceptable levels.

Artificial Light Intrusion

Where external lighting is proposed, development will be permitted provided that:

- a the scheme is the minimum necessary to achieve its purpose; and
- b light scatter, spillage and glare are minimised through the control of light direction and intensity; and
- c the quality and intensity of the light and the daytime appearance of any light fittings and cables would not have a detrimental impact on local amenity or the character of the surrounding area.

In the case of other development, no light pollution should occur by virtue of lighting schemes incorporated into the development.

Noise and Vibration

In the case of noise and/or vibration-generating development, development will be permitted provided that the levels of noise and/or vibration would not cause an unacceptable level of disturbance (that is, exceed adopted or appropriate national standards) to the occupants of nearby properties.

POLICY 25 (CONT'D): AMENITY

In the case of noise and/or vibration-sensitive development, development will be permitted provided that the intended users would not be subject to unacceptable noise and/or vibration levels from existing noise or vibration-producing uses (that is, exceed adopted or appropriate national standards) having taken account of any proposed attenuation or other measures.

Where the Council considers that noise and/or vibration may be an issue, developers may be required to submit a noise and/or vibration impact assessment, having regard to best practice and relevant British Standards.

Where noise and/or vibration is likely to result from a proposed development, appropriate attenuation, mitigation and control measures should be agreed with the Council (including the use of planning conditions) such that levels of noise and/or vibration would not cause an unacceptable level of disturbance (i.e. exceed adopted or appropriate national standards) to the occupants of nearby properties.

Unpleasant Emissions

Development that would generate unpleasant emissions will only be permitted if the amenity of people living in the locality is not adversely affected.

In the case of residential development or other uses resulting in regular human occupation close to sources of unpleasant emissions, the impact of the emissions on the intended users of the development should be reduced to an acceptable degree through appropriate mitigation and control measures.

Policy 26 – Sites for Gypsies, Travellers and Travelling Showpeople

Introduction

- 10.101 Provision will be made for sites for Gypsies, Travellers and Travelling Showpeople³⁴¹ by the Council through the Dorset-Wide Gypsy, Traveller and Travelling Showpeople Site Allocations Development Plan Document ('the DPD'). However, allocated sites will still require detailed planning consent while determinations will have to be made of applications for sites made in advance of adoption of the DPD and applications made for sites which are not allocated in the DPD. The criteria and considerations of Policy 26 will be used alongside all other relevant planning policies to determine planning applications on allocated sites, on sites not allocated in the DPD and for applications for all sites prior to adoption of the DPD.
- 10.102 Policy 26 reflects national guidance in seeking to grant planning permissions for sites in appropriate locations to meet the identified needs of the Travelling community and the needs of different cultural groups within it³⁴². This will help increase the number of Traveller sites, enabling the provision of suitable accommodation from which travellers can access education, health, welfare and employment infrastructure while having due regard to the protection of local amenity and local environment.

Need, Site Type and Occupancy

- 10.103 Applicants will be expected to demonstrate that there is a need for any proposed Gypsy and Traveller site, having regard to the DPD and the availability of pitches on existing sites that could meet the needs of the intended occupants.
- 10.104 The traditions and culture of Gypsies, Travellers and Travelling Showpeople mean that these groups usually live in mobile homes or caravans even if they have ceased travelling, either permanently or temporarily. This lifestyle gives rise to particular accommodation needs, not only for permanent residential sites but also for transit sites and emergency stopping places. The Council wishes to ensure that such sites are occupied only by Gypsies, Travellers or Travelling Showpeople, as defined in national planning policy. In cases where the Council has concerns over occupancy, this may be controlled by condition or legal agreement.

³⁴¹ As defined in Annex 1, Planning Policy for Traveller Sites, DCLG (March 2012).

³⁴² For example: Roma and Romani Gypsies, Irish Travellers, New Age Travellers. Differences between groups include language, religion, traditions and dress as well as social and work outlooks, customs and practices.

- 10.105 Any application for a site should make clear whether it is intended to be a permanent residential site, a transit site or an emergency stopping place. The use and occupancy of sites may be controlled by condition or legal agreement to ensure that they perform the function for which they are intended.
- 10.106 Occupation of a site may be limited to a temporary period and/or for the benefit of named occupiers where particular circumstances warrant this.

Site Location and Access to Essential Services

- 10.107 National guidance requires that local planning authorities ensure that traveller sites are economically, socially and environmentally sustainable³⁴³. In the light of this, the Council recognises that the provision of sites within the countryside may be appropriate but all sites, whether located in the countryside or not, need to have good access to local services, not only to ensure that they are sustainably located but also to enable the intended occupants to meet their essential needs. National guidance also requires, amongst other things, that proper consideration be given to the effect of local environmental quality (such as noise and air quality) on the health and well-being of any travellers that may locate there or on others as a result of new development and that sites are not located in flood risk areas.
- 10.108 The Council will also have regard to access to other essential services, such as local shops and employment sites, as well as schools and the level of public transport provision when considering the suitability of the location of any site.
- 10.109 When assessing the suitability of sites in rural or semi-rural settings, the Council will ensure that the scale of such sites does not dominate the nearest settled community.
- 10.110 Proposals for sites must also comply with other relevant policies in this Plan, particularly those relating to design and landscape character, especially in respect of the Cranborne Chase and West Wiltshire Downs AONB and the Dorset AONB.

Vehicular Movements

- 10.111 The itinerant lifestyle of many Gypsies, Travellers and Travelling Showpeople means that they often have large or slow moving vehicles both to tow their homes and in connection with their employment. The access to any site and the local highway network in the immediate vicinity should be capable of safely accommodating movements from these types of vehicle. Any site should also be designed to enable these vehicles to manoeuvre and park without compromising the safety of the occupants.

³⁴³ Paragraph 11, Planning Policy for Traveller Sites, DCLG (March 2012).

Site Design and Size

- 10.112 When assessing the proposed design of a site for Gypsies or Travellers, the Council will have regard to good practice³⁴⁴, which suggests that transit sites should have many of the services and facilities that would be found on a permanent site. Sites for Gypsies and Travellers should generally be for residential use only but areas for the servicing of vehicles or the keeping of horses that are used as a means of transport may be permitted if a developer can demonstrate that they are required by the intended occupants.
- 10.113 The needs of Travelling Showpeople are somewhat different, as their livelihood often depends on them being able to repair and test their equipment (when not holding fairs) at a permanent residential base. In line with emerging national policy³⁴⁵, sites for Travelling Showpeople may be permitted for mixed residential and business uses but, in considering such proposals, the Council will have regard to the safety and amenity of the occupants of the site and residents nearby. Where mixed-use is permitted on a site for Travelling Showpeople, the business element usually should be separated from the residential element.
- 10.114 National guidance suggests that sites should ideally have a maximum of 15 pitches but also points out that smaller sites of 3-4 pitches may be quite acceptable where occupied by a single extended family.

Site Management

- 10.115 Some sites are privately owned and occupied, often by a single family group, but more often they are managed by a local authority, a registered social landlord or a private landlord. Developers of managed sites will be expected to demonstrate that management arrangements will be put in place to ensure the well-being of the intended occupants, including relationships between different ethnic groups, which is also likely to help foster good community relations³⁴⁶.
- 10.116 Developers should provide the Council with details of the arrangements for day-to-day site maintenance (for example the management of communal areas and the carrying out of minor repairs) and the arrangements for liaison with the intended occupants on matters relating to the site itself (such as the re-filling of

³⁴⁴ As set out in Designing Gypsy and Traveller Sites: Good Practice Guide, DCLG (May 2008).

³⁴⁵ Consultation on Revised Planning Guidance in Relation to Travelling Showpeople, DCLG (January 2007).

³⁴⁶ One of the key points made in research produced by the Joseph Rowntree Foundation in October 2007 (Providing Gypsy and Traveller Sites: Contentious Spaces) was that 'well-managed sites were not only good places to live for Gypsies and Travellers, but also improved the perception of the travelling community in the eyes of the 'settled community', thereby allaying fears that might feed into public objections to future site proposals.'

vacant pitches) and social matters (such as support in securing access to education and healthcare).

Keeping Animals

- 10.117 Where there is a likelihood that animals, notably horses and ponies, are likely to be kept then suitable provision should be made for grazing and shelter.

POLICY 26: SITES FOR GYPSIES, TRAVELLERS AND TRAVELLING SHOWPEOPLE

Permanent caravan sites, transit caravan sites and emergency stopping places for Gypsies, Travellers and Travelling Showpeople will be permitted given that the Council will have regard to:

- a the overall level of need in the District; and
- b the need for different types of site (such as permanent residential sites, transit sites and emergency stopping places); and
- c the needs of different groups within the travelling community (for example: Roma and Romani Gypsies, Irish Travellers, New Age Travellers), both in terms of their site-based and locational requirements, taking account of their established cultural and travelling patterns; and
- d demonstration by the applicant of why, where a site is proposed in a location that has not been allocated in the Dorset-Wide Gypsy, Traveller and Travelling Showpeople Site Allocations Development Plan Document, none of the allocated sites could be developed for use by the intended occupants; and
- e demonstration by the applicant of why, when new pitches are proposed and there are vacant pitches elsewhere within the District (either available on established sites or likely to become available in the near future on as yet undeveloped sites with planning permission), none of these would be a suitable alternative;

and providing that:

- f the occupation of the site is restricted to Gypsies, Travellers or Travelling Showpeople; and
- g the site is located within, on the outskirts of, or within reasonable distance of, a settlement that offers local services and community facilities; and
- h there is safe access to the highway network and adequate space within the site for the parking and turning of vehicles; and
- i the site is not located in an area of flood risk;

POLICY 26 (CONT'D) SITES FOR GYPSIES, TRAVELLERS AND TRAVELLING SHOWPEOPLE

and, in the case of permanent residential and transit sites:

- j. the proposal secures the provision of facilities to meet the needs of the intended occupants including, if necessary, the servicing of vehicles and the keeping of horses that are used as a means of transport and other animals; and
- k there is adequate space for the storage and servicing of rides, where it is intended that the site would be occupied by Travelling Showpeople; and
- l there are satisfactory arrangements for site management (where it is intended that the site would be managed), both in terms of site maintenance and liaison between the manager and the intended occupants.

Policy 27 – Retention of Community Facilities

National Policy

- 10.118 The planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. National policy states that to deliver the social, recreational and cultural facilities and services that local communities need, planning policies should plan positively for the provision of community facilities³⁴⁷. Policy 14 – Social infrastructure aims to deliver this strategic objective for the District.
- 10.119 National policy also states that planning policies should guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs. Policies should also seek to ensure that established shops, facilities and services are able to develop and modernise in a way that is sustainable and should be retained for the benefit of the community.
- 10.120 In rural areas, national policy³⁴⁸ requires local plans to promote the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship.

The District Council's Approach

- 10.121 Access to services is a key issue in North Dorset and the Council wishes to ensure that community facilities are retained, where possible. Policy 27 sets out the circumstances when the Council may permit the loss of a community facility. It draws the distinction between those facilities that are run as private commercial businesses and others. For private commercial facilities, the key consideration is whether the business is viable or could be made viable. For other facilities, the main issues are whether there is a need for the current use and, if not, whether the facility could be put to an alternative community use, bearing in mind funding issues.

Permitted Development Rights

- 10.122 Recent changes to legislation would allow the temporary change of use (up to 2 years) of up to 150 square metres of floorspace of some community facilities (provided they are not located in a listed building) to certain commercial uses

³⁴⁷ Paragraph 70, National Planning Policy Framework, DCLG (March 2012).

³⁴⁸ Paragraph 28, National Planning Policy Framework, DCLG (March 2012).

under permitted development rights³⁴⁹. At expiry of the two-year term, the site would revert to its previous lawful use.

- 10.123 Such temporary changes of use under permitted development rights cannot be controlled by the policies in this Local Plan but the success (or otherwise) of the enterprise and any impacts associated with the temporary change of use may be material considerations in the event that a land owner or developer subsequently submits a planning application to seek a permanent change of use.

Community Right to Bid

- 10.124 A local community facility may be listed in the Council's register of assets of community value, under the Community Right to Bid. When a listed asset comes to be sold, a moratorium on the sale (of up to six months) may be invoked, providing local community groups with a chance to raise finance and to make a bid to buy the asset on the open market.
- 10.125 In the event that a land owner or developer submits a planning application putting forward proposals that would result in the loss of a community facility, the Council will have regard to the listing of any such facility as an asset of community value and any initiative by the community to acquire the asset under the Community Right to Bid when considering the application.

Commercial Community Facilities

- 10.126 The loss of commercial community facilities, such as neighbourhood shops in towns or village shops and public houses, reduces customer choice and can also necessitate people travelling further afield to meet their needs. This is a particular problem in rural areas, where village shops, post offices and public houses are central to village life, but Policy 27 applies to all community facilities.
- 10.127 Where viability is an issue, the Council would hope that owners of commercial community facilities would have explored all options available to them to ensure the continued success of their business. Where facilities need to extend to improve their viability, the Council will respond positively to applications for development to ensure local needs continue to be met.
- 10.128 If facilities need to diversify to maintain their presence on the high street or in the local village then again the Council would consider favourably applications for new uses in addition to the existing use. Depending on the scale of diversification sought, owners may be able to include a change of use in part of their premises through permitted development rights. Although this may only

³⁴⁹ The Town and Country Planning (General Permitted Development) Order 1995 (as amended by Statutory Instrument SI 2013 No. 1101).

be temporary (for a two year period) it may be a useful tool to ‘test the water’ or appetite of local residents for such a use.

- 10.129 To encourage diversification of rural services to ensure that they stay at the heart of local communities, more information and support can be provided by the Pub is The Hub³⁵⁰, a not-for-profit organisation dedicated to offering advice and support to licensees, rural public houses and community services. An example of a successful diversification of a commercial community facility in North Dorset is the White Horse public house in Stourpaine, Blandford. When a nearby local shop was forced to close, a new store was built inside the pub. This new part of the business has been enthusiastically received by the local community and has helped the local landlord not only boost an existing community resource but saved another from being lost altogether.
- 10.130 The Council does not seek the retention of unviable commercial community facilities but wishes to prevent the loss of those that are viable or could be made viable. Opportunities within the permitted development rights allow temporary changes to other uses but, where a permanent change to another use or redevelopment is proposed, the Council will need to be convinced that the facility is not viable. Developers will be expected to show evidence of attempts to dispose of the property as a business. The Council will expect developers to provide evidence:
- of widespread advertising of the property as a business within North Dorset and neighbouring districts or counties for a minimum of 12 months;
 - of the terms of disposal or the type of lease being offered;
 - of the prices at which the disposal or lease of the business was being offered, which should reflect market values for such a business;
 - of all offers received by the applicant or the estate agent marketing the business; and
 - that no reasonable offer for the sale or lease of the business has been rejected.

Other Community Facilities

- 10.131 Within the towns and villages, in addition to commercial community facilities (shops and public houses) there are those facilities that the Council considers are non-commercial community facilities (meeting rooms, village halls, sports clubs, places of worship, etc) that are of great value to local communities. These facilities require careful financial management but are not commercial concerns, and the Council will seek their retention to ensure such facilities are maintained in our towns and villages.

³⁵⁰ www.pubisthehub.org.uk.

- 10.132 As with commercial community facilities, where facilities need to extend to ensure their continued use then the Council will respond positively to applications for development. Where facilities need to diversify, whether through permitted development initially or by application for change of use for part of the premises, again the Council will consider applications favourably.
- 10.133 However, there will be occasions when a facility may become unused or underused and Policy 27 outlines the Council's preferred approach to complete re-use or redevelopment. Where a change to another use or redevelopment is proposed, the Council will need to be convinced that the site or premises is no longer suitable or needed for the current or an alternative community use or that its continued community use cannot realistically be funded.
- 10.134 If it is considered that a facility is no longer needed for its current use then developers will be expected to demonstrate that the potential to use the site or building for other community uses had been investigated. Funding issues may relate both to the running of the facility itself and to its maintenance. In such cases, the Council will expect evidence to be provided of the running and/or capital costs and of the efforts made to secure adequate capital or revenue funding.
- 10.135 For the re-use or redevelopment of both commercial and non-commercial community facilities, the Council will take into account the importance or value of the facility to the local community and the area it serves as well as the viability of commercial establishments. Those facilities listed as an asset of community value will be given greater weight in the decision-making process.

POLICY 27: RETENTION OF COMMUNITY FACILITIES

To ensure community facilities (both commercial and non-commercial) are retained the Council will:

- a respond positively to applications where facilities need to be extended to improve their viability or to ensure their continued use; and
- b look favourably on diversification to support the continuation of the existing use (i.e. change of use of part of the site to support the original use).

Development (including the change of use of an existing premises) which involves the loss of a commercial community facility (including a local shop or a public house) will only be permitted if it can be demonstrated that the use is no longer commercially viable or cannot be made commercially viable.

Development (including the change of use of an existing premises) which results in the loss of a local community facility which is not run as a private business will only be permitted if it can be demonstrated that it is no longer practical or desirable to use the facility for its existing use or another use likely to benefit the local community.

For all applications for development, the Council will take into account the importance of the facility to the local community and the area it serves as well as the viability of commercial establishments but greater weight will be given to the retention of those facilities listed as an asset of community value.

Policy 28 – Existing Dwellings in the Countryside

National Policy

- 10.136 Core planning principles outlined in national policy³⁵¹ state that planning should support thriving rural communities whilst also recognising the intrinsic character and beauty of the countryside. National policy³⁵² also emphasises that AONBs have the highest status of protection in relation to landscape and scenic beauty and that great weight should be given to conserving their qualities.

The District Council's Approach

- 10.137 In North Dorset, a general policy of restraint applies in the countryside but, since many people live in existing dwellings, it is inevitable that proposals to replace, extend, alter or add ancillary buildings to these dwellings will come forward.
- 10.138 The Council may permit the replacement, alteration or extension of existing dwellings in the countryside and the construction of ancillary domestic buildings within an existing residential curtilage, provided that such change would not undermine the general policy of restraint and/or have a detrimental impact on the character and beauty of the countryside. Policy 28 therefore seeks to ensure that:
- these exceptions to the general policy of restraint in the countryside are not abused, for example, by attempts to establish new or additional permanent dwellings in the countryside; and
 - any development associated with existing dwellings in the countryside does not have a harmful effect on its surroundings.
- 10.139 When considering proposals relating to existing dwellings within or close to AONBs, the Council will have regard to the potential impacts on AONB landscapes and their scenic beauty.
- 10.140 Different types of works affecting existing dwellings in the countryside give rise to a number of common issues which are discussed together in the supporting text. However, for ease of use and clarity, the policy has been divided into three sections, dealing with replacements, alterations and extensions and ancillary buildings separately.

Existing Permanent Dwellings

- 10.141 The policy only permits the replacement, alteration or extension of existing permanent dwellings or the construction of ancillary domestic buildings within

³⁵¹ Paragraph 17, National Planning Policy Framework, DCLG (March 2012).

³⁵² Paragraph 115, National Planning Policy Framework, DCLG (March 2012).

the residential curtilages of existing permanent dwellings. This is to ensure that the policy is not used to establish a permanent residential use on a site where only temporary consent exists or where such a use has lapsed as a result of dereliction. A proposal to replace a temporary or derelict dwelling with a permanent dwelling would fall outside the remit of Policy 28 and would not be permitted. However, the replacement of a dwelling which has been severely damaged or destroyed accidentally (for example by fire) in the recent past (within two years) and which was in occupation at the time of the accident may be permitted.

Additional Separate Dwellings

- 10.142 An additional separate permanent dwelling (or dwellings) should not be created on the site of an existing dwelling in the countryside as this would undermine the general policy of restraint. Policy 28 permits replacement dwellings in the countryside on a one for one basis (one existing dwelling to be replaced by one new dwelling). It also seeks to ensure that an additional separate dwelling (or dwellings) is not created through the alteration or extension of an existing dwelling or the construction of an ancillary building within an existing residential curtilage. Whilst the creation of ancillary residential accommodation for a dependent relative (sometimes known as a granny annex) may be acceptable, any proposal to increase the number of separate residential units (for example, by replacing one existing dwelling with two or more dwellings or severing an extension from an original dwelling to form a separate unit) falls outside the remit of Policy 28 and will not be permitted.

The Siting of Replacement Dwellings

- 10.143 A replacement dwelling in the countryside should normally be located over the footprint of the existing dwelling. If it is proposed to relocate the dwelling elsewhere within the existing residential curtilage, the developer will be expected to demonstrate that this is necessary in order to bring about a significant environmental benefit. For instance, relocation elsewhere within the existing residential curtilage may make the replacement dwelling less intrusive in the landscape or may be required in order to achieve safer access to the highway. In cases where a replacement dwelling is permitted within an existing residential curtilage, but not on the site of the original dwelling, the demolition of the original dwelling will be required by condition or legal agreement.

The Extension of Existing Residential Curtilages

- 10.144 The encroachment of domestic gardens into open countryside (and their associated structures, such as sheds, greenhouses, washing lines etc.) can have a significant impact on the rural landscape. Any development associated with an existing dwelling in the countryside should, therefore, take place within the

existing residential curtilage. The proposed extension of an existing residential curtilage into the countryside will not be permitted.

Size and Design

- 10.145 Size and design are key considerations when assessing the acceptability of proposals for replacement dwellings, alterations and extensions to existing dwellings and ancillary buildings within residential curtilages in the countryside. In all circumstances the design of any development associated with an existing dwelling in the countryside should be sympathetic to the site itself, the areas adjacent to the site (for example, neighbouring properties, nearby farm buildings or nearby landscape features) and the wider area as a whole (that is, landscape character area, AONB or conservation area). Proposals, either individually or cumulatively, should not lead to over development of the site or, in the case of alterations, extensions and ancillary buildings, should not over dominate the existing dwelling.
- 10.146 The innovative, high-quality contemporary design of any development associated with an existing dwelling in the countryside that is sensitive to its immediate setting will be encouraged whereas poorly designed replacement dwellings, alterations and extensions or ancillary buildings will be refused permission, regardless of their size.
- 10.147 A replacement dwelling should not have a materially greater impact on its surroundings than the dwelling it replaces. Impact is likely to increase with size and, in many cases, a larger replacement dwelling would have a materially harmful impact that would not be acceptable. As a guide, a replacement dwelling should not be more than 50% larger than the existing dwelling it replaces (including any previously approved extensions or alterations to the original dwelling that have been constructed). When assessing the percentage increase in size, the floorspace (not the footprint) of the existing dwelling (measured externally) will be compared to the floorspace (not the footprint) of the proposed replacement dwelling (measured externally).
- 10.148 For alterations or extensions and ancillary buildings, the relationship with the existing dwelling is important. The scale, height and massing of any alteration or extension should appear subservient to the existing dwelling and the design should respect the character and appearance of the existing dwelling. In considering the size and design of extensions, account will be taken of the extent to which the dwelling has been previously extended or could be extended under Permitted Development Rights³⁵³.

³⁵³ The Town and Country Planning (General Permitted Development) Order 1995 as amended makes provision for a certain scale of development without the need for planning permission subject to certain criteria. Statutory Instrument SI 2013 No. 1101 allows larger extensions (outside AONBs and Conservation Areas) subject to a prior approval process.

- 10.149 Ancillary domestic buildings within existing residential curtilages can have a variety of uses. They can be used for domestic purposes, such as a games/hobby room or workshop or as a residential annex for dependent relatives or domestic household staff. In order to be genuinely ancillary, such buildings should be no larger than necessary to perform the particular function for which they are intended.
- 10.150 Where successive alterations, extensions or ancillary buildings are proposed (included those constructed under Permitted Development Rights), the Council will have regard to the cumulative effect on the existing dwelling, its immediate setting and its wider surroundings.

Use and Occupancy

- 10.151 Whilst an increase in the floorspace of an existing dwelling in the countryside may facilitate homeworking or enable domestic hobbies to be pursued, such development to enable commercial or business activities will not be permitted. In the case of a residential annex, occupancy will be restricted by condition or agreement to ensure that it would not be occupied as a separate dwelling.

POLICY 28: EXISTING DWELLINGS IN THE COUNTRYSIDE

Replacement Dwellings in the Countryside

The replacement of an existing dwelling in the countryside will be permitted provided that:

- a the existing dwelling is permanent, has not become derelict and is not the result of a temporary permission; and
- b the existing dwelling will be replaced by a single new dwelling; and
- c the replacement dwelling is located on the footprint of the existing dwelling unless the relocation of the dwelling within the existing residential curtilage will bring about a significant environmental benefit; and
- d there is no extension of the existing residential curtilage; and
- e the replacement dwelling is of a size and design that is no more visually intrusive in the landscape than the existing dwelling; and
- f the replacement dwelling, whether traditional or contemporary, is of a size and design that respects the character and appearance of the existing residential curtilage, its immediate setting and its wider surroundings.

Alteration or Extension of Existing Dwellings in the Countryside

The alteration or extension of an existing dwelling in the countryside will be permitted provided that:

- g the dwelling to be altered or extended is permanent, has not become derelict and is not the result of a temporary permission; and
- h the alteration or extension would not create an additional separate dwelling (or dwellings), or be capable of severance to form an additional separate dwelling (or dwellings); and
- i the alteration or extension would not require an extension of the existing residential curtilage; and
- j the dwelling as altered or extended would be of a size and design that is no more visually intrusive in the landscape than the existing dwelling; and
- k the extension or alteration would be of a size that is subservient in scale to the existing dwelling and designed to be in character with the existing dwelling.

POLICY 28 (CONT'D): EXISTING DWELLINGS IN THE COUNTRYSIDE

Ancillary Domestic Buildings within Residential Curtilages in the Countryside

An ancillary domestic building within an existing residential curtilage in the countryside will be permitted provided that:

- l the building is ancillary to an existing permanent dwelling; and
- m the building would not create an additional separate dwelling (or dwellings), or be capable of severance to form an additional separate dwelling (or dwellings); and
- n the building either would be used for purposes incidental to the enjoyment of the existing dwelling or would be a residential annex ancillary to the existing dwelling; and
- o the building would not require an extension of the existing residential curtilage; and
- p the building would be of a size and design that would not be visually intrusive in the landscape; and
- q the building would be designed to be proportionately smaller in scale and subsidiary in form to the existing dwelling and designed not to detract from the character of the existing dwelling.

Policy 29 – The Re-Use of Existing Buildings in the Countryside

National Policy

- 10.152 In support of the transition to a low carbon future, national policy indicates that planning should encourage the re-use of existing resources, including existing buildings³⁵⁴.
- 10.153 National policy recognises that the conversion of existing buildings can help to promote a strong rural economy, as can the development and diversification of agricultural and other land-based rural businesses and sustainable rural tourism and leisure developments³⁵⁵.
- 10.154 Local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances, such as where the development would re-use a redundant or disused building and lead to an enhancement to the immediate setting³⁵⁶.

The District Council's Approach

- 10.155 Stimulating economic growth and supporting the recovery of the local economy is one of the Council's corporate priorities. In support of this priority, and in the context of the national policy framework, Policy 29 encourages the re-use of existing buildings for a variety of uses.
- 10.156 Policy 29 is primarily aimed at redundant, disused or underused buildings. It sets out:
- the characteristics existing buildings should have to make them acceptable for re-use;
 - the Council's approach to different types of use; and
 - how the Council will assess the acceptability of any scheme for re-use.
- 10.157 Proposals for re-use that may lead to the loss of an existing community facility in the countryside will be considered under Policy 27 – Retention of Community Facilities. Proposals for the redevelopment of exiting employment sites in the countryside for employment purposes will be considered under Policy 30 – Existing Employment Sites in the Countryside.

³⁵⁴ Paragraph 17, National Planning Policy Framework (2012).

³⁵⁵ Paragraph 28, National Planning Policy Framework (2012).

³⁵⁶ Paragraph 55, National Planning Policy Framework (2012).

- 10.158 To support the move to a low carbon future the Council, where practicable, will seek to ensure that the highest standards of energy efficiency are incorporated into the design of re-use developments in line with national policy³⁵⁷.

Permitted Development Rights

- 10.159 A number of permitted development rights apply to existing buildings in the countryside and these rights may change over the plan period. Development (including changes of use) allowed under such rights cannot be controlled by the policies in this Local Plan.

Characteristics of the Existing Building

Permanency

- 10.160 The Council only permits the re-use of existing permanent buildings under Policy 29 to ensure that it is not used to establish a permanent use on a site where only temporary consent exists or where a permanent use has lapsed as a result of dereliction. However, exceptionally, the Council may permit the re-use of a derelict building if the developer can demonstrate that dereliction was the result of severe accidental damage or accidental destruction (for example, by fire) in the recent past (within two years).

Status

- 10.161 The re-use of buildings in the countryside may involve redundant, disused or underused buildings. An existing building does not need to be empty before a scheme for conversion or diversification to economic development or community uses would be considered, however, the Council will wish to ensure that any existing use or activities could be accommodated, either on or off site, without the need for an additional building to fulfil the function of the building being converted.
- 10.162 Buildings need to be soundly constructed to merit retention and re-use. Derelict buildings are clearly no longer of sound construction but some other buildings are also not suitable for re-use. These include buildings constructed with temporary or short-life materials and those built without proper foundations.
- 10.163 Where a building (which is not a designated or non-designated heritage asset) is redundant or disused, re-use for residential purposes may be permitted under national policy. However, in such cases the developer will need to demonstrate the redundant or disused status of the building.

Location

- 10.164 The Council supports the re-use of buildings in the countryside, particularly those close to towns and villages as a means of supporting sustainable growth.

³⁵⁷ Paragraph 95, National Planning Policy Framework (2012).

The re-use of buildings in isolated locations, such as those that are located well away from the public highway network in locations that are not served by utilities (such as sewerage, water and electricity), will generally not be allowed.

- 10.165 However, there are some businesses that already exist in isolated locations so development may be permitted where the re-use of a building could support an existing business. Diversification of agricultural and other land-based rural businesses and sustainable rural tourism and leisure development are supported to promote a strong rural economy.
- 10.166 The re-use of a redundant or disused building in isolated locations will only be allowed in special circumstances.
- 10.167 Proposals for the re-use of buildings in the countryside may be identified through the preparation of the Local Plan Part 2 or by local communities in their neighbourhood plans.

Merits

- 10.168 The countryside includes many buildings of historic or architectural importance and buildings which contribute to local character. Such buildings enhance the countryside and the Council will actively encourage their retention and re-use.
- 10.169 However, national policy has widened the types of building suitable for re-use with changes to agricultural permitted development rights.
- 10.170 For agricultural buildings over 500 square metres, the Council may not permit the retention and re-use of an existing building if it considers that the existing building has a harmful impact on its surroundings or the wider landscape. In many circumstances, the removal of disused agricultural buildings would be preferable to retention as this would bring about an environmental improvement. This is most likely to be the case with a modern building, whose retention and re-use is unlikely to be acceptable if it is large in scale, clad with unattractive materials (such as profiled steel or asbestos sheeting) or has a very utilitarian appearance.
- 10.171 In the case of a building proposed for residential re-use, it should readily lend itself to residential conversion in terms of the building's scale, height, depth and number and location of existing openings. The domestic curtilage should be restricted to that necessary to provide immediate amenity space.

Proposed Uses

Economic Development and Community Uses

- 10.172 In principle the Council may permit the re-use of existing buildings in the countryside for business use, storage, small-scale tourist attractions, holiday accommodation, or non-residential uses associated with a caravan and/or camping site (for example toilets and washing facilities). Further guidance on

re-use of buildings for tourist accommodation can be found in Policy 31 – Tourist Accommodation in the Countryside.

- 10.173 The Council also supports the re-use of buildings in the countryside for community facilities (both commercial and non-commercial as outlined in Policy 14 – Social Infrastructure) and recreational uses (including equine-related developments), especially where this would improve accessibility to services for local people. Again, further guidance on equine-related development in the countryside can be found in Policy 32 – Equine-Related Developments in the Countryside.

Occupational and Non-Occupational Dwellings

- 10.174 National policy allows new isolated homes (including those with no occupational conditions or agreements) in the countryside, but only in special circumstances, such as:
- where the development would re-use a redundant or disused building and lead to an enhancement to the immediate setting; or
 - where a dwelling would represent the optimal viable use of a heritage asset; or
 - where a scheme would be appropriate enabling development to secure the future of a heritage asset.
- 10.175 The re-use of a redundant or disused building in the countryside for residential purposes will be considered against national policy. In such circumstances the developer will be expected to:
- confirm the status of the building; and
 - demonstrate how its development for residential purposes would enhance the immediate setting.
- 10.176 Proposals relating to heritage assets will also be considered in relation to Policy 5 – Historic Environment.

Assessing the Acceptability of the Proposed Scheme for Re-Use

- 10.177 All schemes for the re-use of existing buildings in the countryside should be designed with their rural location in mind and the potential impacts that the re-use might have on the surrounding area.
- 10.178 Larger-scale schemes are more likely to have an impact on the rural roads, the amenity of local residents and the landscape setting. Such impacts will be considered against the relevant policies elsewhere in the Local Plan.
- 10.179 Developers should be realistic about the uses to which an existing building in the countryside might be put. The existing building should be large enough to accommodate the intended re-use but developers should also be aware that a building's design and construction may limit the type of use that can be

accommodated. Any scheme should enable conversion to the intended use without the need for complete or substantial reconstruction. The Council may require a structural survey to confirm the level of reconstruction required. As a guideline, the Council will generally not permit schemes for re-use which require more than 25% of the structural walls to be rebuilt or more than 50% of the wall cladding to be replaced.

- 10.180 Since the existing building should be large enough to accommodate the intended re-use, there should be no need for extensions, other than those which are modest in scale and ancillary in nature, such as extensions to accommodate a fire escape or entrance lobby or an external corridor that would be desirable to avoid the need to sub-divide an attractive internal space.
- 10.181 Many buildings of historic or architectural importance or buildings which contribute to local character are listed. Schemes for their re-use will usually require listed building consent even in cases where planning permission is not required. The Council also wishes to ensure that the historic or architectural importance of unlisted buildings is not harmed by any scheme for re-use and that any such scheme would not erode the contribution an unlisted building made to local character.
- 10.182 Many existing buildings in the countryside have a well-defined curtilage or an established site area (which may be defined on the ground or legally, for example, in a certificate of lawful use or development). In such cases, any activities associated with the re-use of the building should take place within that curtilage or site area. Where it is necessary to define a curtilage or operational site area as part of the scheme for re-use, this should be the minimum required to meet the operational needs of the intended re-use.
- 10.183 Where a scheme for the re-use of a building is permitted, the use should be capable of being accommodated to a large extent within the building itself. Incidental external ancillary uses such as essential operational parking are likely to be acceptable, provided that they are the minimum necessary to meet the needs of the development. Other ancillary uses, such as the outdoor storage of goods or materials, are unlikely to be acceptable. In all cases, the use, layout and design of any outdoor areas should ensure that the development is not visually intrusive in the landscape.
- 10.184 Certain types of re-use could potentially compete with existing services and facilities in the towns and villages. Generally these services and facilities are more sustainability located and schemes for re-use of buildings that would adversely affect their viability should be avoided.

POLICY 29: THE RE-USE OF EXISTING BUILDINGS IN THE COUNTRYSIDE

Building Characteristics

The re-use of an existing building in the countryside will be permitted provided that:

- a the existing building is permanent, has not become derelict and is not the result of a temporary permission; and
- b its existing status relates to its proposed use and that it is of sound construction; and
- c where there is a loss of an existing use it would not give rise to a future need for another building to fulfil the function of the building being re-used; and
- d the existing building is not in an isolated location, unless the proposed re-use is to support an existing business or is allowed by national policy as a special circumstance; and
- e the existing building merits retention and re-use and in the case of a building proposed for residential re-use its existing scale, height and depth will result in the creation of satisfactory living conditions for future occupants including access to natural light throughout the resultant dwelling.

Proposed Uses

The re-use of existing buildings in the countryside for economic development or community purposes including, but is not limited to, business uses, storage, small-scale tourist attractions, holiday accommodation, non-residential uses in association with a caravan and/or camping sites, community activities or recreational uses (including equine-related recreational use) will be permitted.

The re-use of existing buildings for occupational or non-occupational residential purposes should avoid the creation of new isolated dwellings in the countryside unless there are special circumstances. The re-use of existing buildings for occupational or non-occupational residential purposes (which are not designated or non-designated heritage assets) will only be permitted where:

POLICY 29 (CONT'D): THE RE-USE OF EXISTING BUILDINGS IN THE COUNTRYSIDE

- f the redundant or disused status of the building has been confirmed; and
- g it can be demonstrated that the occupational or non-occupational residential re-use of the building would enhance the immediate setting.

Proposals for the occupational or non-occupational residential re-use of designated or non-designated heritage assets will also be considered under Policy 5 – Historic Environment.

Assessment Criteria

All applications for re-use will be assessed using the following criteria:

- h the existing building is inherently suitable, in terms of its size, design and construction for the intended re-use and the proposed scheme enables the intended re-use to be achieved without the need for complete or substantial reconstruction; and
- i the proposed re-use is of a scale that would not have an adverse impact on its surroundings or the viability of existing facilities or services in nearby settlement;
- j any extension to the existing building included in the proposed scheme is modest in scale, ancillary in nature, subordinate to the main building and necessary to meet the essential functional requirements of the intended re-use; and
- k in cases where the existing building is of historic or architectural importance or contributes to local character, the proposed scheme would not adversely affect the character and appearance of the building or its setting; and
- l the proposed scheme does not require an extension of the curtilage of the existing building;
- m and the proposed scheme would not give rise to ancillary uses that could not be accommodated within the site and does not include, or would not give rise to, ancillary uses within the site, such as open storage, that would be visually intrusive.

Policy 30 – Existing Employment Sites in the Countryside

National Policy

- 10.185 The Government encourages planning policies to support a prosperous rural economy and indicates that local plans should support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well-designed new buildings³⁵⁸. One of the core planning principles of national policy is also to recognise the intrinsic character and beauty of the countryside³⁵⁹.

The District Council's Approach

- 10.186 In North Dorset, many employment sites already exist in the countryside, which provide jobs for local people. Policy 30 permits the redevelopment and limited expansion of existing employment sites in the countryside for employment purposes to help support the rural economy. Whilst it provides such businesses with some flexibility, it also seeks to ensure that such development does not have a harmful effect on its surroundings. Proposals for expansion beyond the scale appropriate to a rural location would usually necessitate relocation to alternative premises in a more suitable location, such as an industrial estate at a town or village.
- 10.187 Proposals for the re-use of existing buildings in the countryside (for a range of economic development, community and residential uses) will be considered under Policy 29 – The Re-Use of Existing Buildings in the Countryside.

Lawful Development and Use

- 10.188 The policy encourages the redevelopment, or small-scale expansion of existing employment sites that have been lawfully developed and have a lawful use. In cases where there is doubt over the lawfulness of existing activities, developers would be expected to seek a certificate of lawful use or development from the Council. In the event that the certificate was not issued, or the lawful development/use could not be established in some other way, development proposed under Policy 30 would not be permitted.

The Extent of the Existing Employment Use

- 10.189 Many employment sites in the countryside have a well-defined curtilage within which employment activities take place and for others the extent of the area within which employment activities can take place is defined by a planning consent or a certificate of lawful use or development. Any proposals for

³⁵⁸ Paragraph 28, National Planning Policy Framework, DCLG (March 2012).

³⁵⁹ Paragraph 17, National Planning Policy Framework, DCLG (March 2012).

redevelopment or expansion should be of a size and scale appropriate to the location and proportionate to the circumstances.

Permitted Development Rights

- 10.190 A number of permitted development rights may apply to existing employment sites in the countryside and these rights may change over the plan period. Development (including changes of use, expansion or alterations) allowed under such rights cannot be controlled by the policies in this Local Plan.

Ancillary Uses

- 10.191 Parts of some employment sites are used for ancillary uses such as parking and open storage of goods or materials. It may be appropriate to expand onto or to redevelop these areas, provided that they also have a lawful use. Expansion into areas that do not have a lawful use, even if they are currently used for ancillary uses, will not be permitted. Where it is proposed to expand onto or to redevelop an area with ancillary uses, the developer will be expected to demonstrate that the scheme would not result in pressure for ancillary uses, including car parking, on land outside the existing lawful employment site.
- 10.192 Expansion or redevelopment could result in different employment activities taking place on site, some of which may require the open storage of goods or materials. In such cases, the developer would be expected to demonstrate how such uses could be accommodated on site without being visually intrusive. In cases where ancillary uses are an issue, such activities may be controlled by condition or agreement.

Size and Design

- 10.193 All schemes for development on existing employment sites in the countryside should be designed with their rural location in mind. They should not be visually intrusive and should be designed with regard to the potential impacts on areas adjacent to the site (for example impacts on nearby residential properties or agricultural holdings) and the potential impacts on the wider area (for example, impacts on an AONB or conservation area).
- 10.194 Existing employment sites in the countryside take a variety of forms, ranging from attractive converted historic farm buildings to unsightly utilitarian buildings, many of which predate planning controls. The general approach to extensions and new buildings on existing employment sites is to ensure that they integrate with the existing development not only in terms of scale, height and massing but also in terms of architectural detailing and materials.
- 10.195 Redevelopment may enable unsightly buildings to be removed or for other improvements, such as safer access to the site, to be made. The general approach to redevelopment should be to use the opportunity to bring about an environmental improvement wherever possible. It may be appropriate to

redevelop all of an existing site in phases but the partial redevelopment of a site will only be permitted where the developer has examined the redevelopment opportunities on the site as a whole and can demonstrate that complete redevelopment is neither appropriate nor necessary to achieve an environmental improvement. Whilst redevelopment may enable existing or new businesses to increase floorspace to some extent, the need for all developments on existing employment sites in the countryside to respect their rural location may mean that the scope for enlargement is limited.

Proposed Use and Occupancy

- 10.196 The redevelopment of an existing employment site in the countryside is permitted as an exception to the general policy of restraint and in order to assess the potential impacts on the rural area, the Council needs to know who the future occupier will be. Consequently, schemes for the redevelopment of existing employment sites should not be brought forward on a speculative basis. The Council would usually expect a redevelopment scheme to be brought forward by the existing occupier for their own use. However, a scheme for a different user may be permitted provided that the developer can specifically identify the new user and it can be demonstrated that there is a realistic prospect of the potential new user occupying the site.
- 10.197 The isolated location of certain employment sites in the countryside may mean that un-neighbourly uses (such as noisy industrial activities) can be undertaken without causing harm. However, where the expansion or redevelopment of an employment site could give rise to amenity problems, the use and occupancy may be restricted by condition or agreement.
- 10.198 All existing employment sites in the countryside are located outside defined settlement boundaries where residential development is strictly controlled. Consequently, mixed-use schemes or individual residential units will not be permitted on existing employment sites in the countryside unless the residential element forms part of a scheme for re-use under Policy 29 – The Re-Use of Existing Buildings in the Countryside or is proposed as a permanent occupational dwelling in accordance with Policy 33 – Occupational Dwellings in the Countryside.

POLICY 30: EXISTING EMPLOYMENT SITES IN THE COUNTRYSIDE

The retention and small-scale expansion of existing employment sites for employment purposes, the extension of an existing building, the construction of a new building or the redevelopment of buildings or the site as a whole at existing employment sites in the countryside for employment purposes will be encouraged provided that:

- a the existing development and use is lawful; and
- b the expansion of the site in lawful employment use (including ancillary uses) is of a size and scale appropriate to the location and proportionate to the circumstances; and
- c the development would not include or give rise to ancillary uses within the site, such as open storage, that would be visually intrusive, or would not give rise to ancillary uses that could not be accommodated within the site; and
- d the development is sustainable and of a size and design that is no more visually intrusive in the landscape than the existing development and respects the immediate setting of the site and its wider surroundings; and
- e in the case of an extension to an existing building or a new building, it is of a size that is not disproportionate to the existing building (or buildings). Any extension should be designed to be in character with the existing building (or buildings) and any new building should not detract from the character of the existing building (or buildings); and
- f where redevelopment is proposed, a specific need for the scheme has been identified, the scheme deals comprehensively with the site as a whole, and a significant environmental benefit will be achieved.

Policy 31 – Tourist Accommodation in the Countryside

National Policy

- 10.199 The Government encourages planning policies to support a prosperous rural economy and indicates that local plans should:
- support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside; and
 - promote the development and diversification of agricultural and other land-based rural businesses³⁶⁰.
- 10.200 One of the core planning principles of national policy is also to recognise the intrinsic character and beauty of the countryside³⁶¹.

The District Council's Approach

- 10.201 There is a range of tourist accommodation in the countryside of North Dorset including hotels, guest houses, bed and breakfast establishments, self-catering accommodation, holiday chalets and caravan and tent camping sites. Whilst tourism brings economic benefits to the area, it is also important to ensure that all tourism-related development (including new tourist accommodation) does not harm the countryside, which many tourists come to enjoy.
- 10.202 Policy 31 differentiates between types of accommodation of a more temporary nature (such as caravans and tents) and those of more permanent construction (that is, built accommodation). The latter may be permitted in the countryside if an existing building is re-used or extended. Policy 31 permits caravan and tent camping sites which are sustainably located, or that will demonstrably support farm diversification, provided that in both cases they can be successfully integrated into the landscape.
- 10.203 As with any other form of development, the acceptability of any proposal for tourist accommodation in the countryside (including any extensions to existing hotels, guest houses etc.) will need to be considered against all other relevant planning policies, including those relating to design, amenity and the protection of the environment.
- 10.204 The Council wishes to ensure that where new tourist accommodation is permitted in the countryside, the premises are only used by visitors and do not become part of the local housing stock. The Council will therefore look to secure such arrangements as part of any planning permission.

³⁶⁰ Paragraph 28, National Planning Policy Framework, DCLG (March 2012).

³⁶¹ Paragraph 17, National Planning Policy Framework, DCLG (March 2012).

Built Tourist Accommodation

- 10.205 The main focus of economic activity in North Dorset (including tourism) is the four main towns of Blandford, Gillingham, Shaftesbury and Sturminster Newton. Additional tourist facilities and larger hotels may be permitted, in principle, as town centre uses within the four main towns in line with Policy 11 – The Economy. Smaller-scale tourist accommodation, such as guest houses and bed and breakfast establishments, may also be permitted within the settlement boundaries of the four main towns, Stalbridge and the larger villages.
- 10.206 Outside the four main towns, Stalbridge and the larger villages, new built tourist accommodation, including hotels, guest houses, bed and breakfast establishments, self-catering accommodation and holiday chalets, may be permitted if an existing building is re-used. Policy 29 – The Re-use of Existing Buildings in the Countryside establishes that tourist accommodation can be an acceptable use in such buildings and sets out criteria to enable the acceptability of any scheme to be assessed. Exceptionally, new accommodation to support an existing rural enterprise (such as a public house where the conversion of suitable buildings on site is not an option), or extensions to existing hotels, guest houses etc. may also be permitted if an essential need for a countryside location can be demonstrated under Policy 20 – The Countryside.

Caravan and Tent Camping Sites

- 10.207 Tourist accommodation in rural areas has traditionally taken the form of static caravan, touring caravan or tent camping sites. However, proposals may also come forward for more unusual forms of tented accommodation, such as yurts, tee-pees and wigwams. All such proposals will be considered in the context of the issues outlined below.
- 10.208 For the purposes of Policy 31, references to ‘caravan’ means any structure that satisfies relevant legislative provisions as to the meaning of caravan³⁶², whilst reference to ‘tent’ means a small, moveable structure that is designed or adapted (solely or mainly) for the purpose of sleeping in a place for any period and which is primarily constructed of fabric, skin or similar material.

Sustainable Location

- 10.209 Generally, a site proposed for caravans or tents in the countryside should be sustainably located so that the type of local facilities that tourists may wish to use can be accessed by means other than the car. In considering such proposals the Council will have regard to:

³⁶² For the purposes of Policy 31 the current relevant legislative provisions are Section 29 of the Caravan Sites and Control of Development Act 1960 and Section 13 of the Caravan Sites Act 1968.

- the proximity of towns or villages with facilities that tourists are likely to want to use (such as a local shop or public house);
- whether the relevant facilities are within easy and feasible walking or cycling distance of the proposed development; and
- whether the relevant facilities could be accessed by a regular and frequent public transport service.

Farm Diversification

- 10.210 The Council does not wish to preclude a proposal for caravan or tent accommodation as part of a farm diversification scheme simply by virtue of its location, which may not be considered to be sustainable. The Council may permit such a scheme provided that:
- it would be small in scale both in terms of the number of units/pitches being proposed and the area to be used for such purposes;
 - it would be directly linked to an existing farm business and would not form a separate enterprise; and
 - the proposal is accompanied by an assessment demonstrating that it will materially assist in maintaining the long-term viability of the existing farm business.
- 10.211 The Council may use conditions or a planning obligation to ensure that the scheme is not severed from the existing business to form a separate enterprise.

Landscape Impact

- 10.212 Some caravans and tents can provide accommodation that creates a permanent/semi-permanent visible feature in the countryside all year round. Although many touring caravans and tents may be present only during the summer months, ancillary buildings, such as wash blocks, are often permanent. All these forms of development can have a significant impact on landscape character, especially in areas of high landscape sensitivity (such as AONBs or conservation areas).
- 10.213 A proposed site should be sensitively located to take advantage of natural features, such as local topography and mature vegetation, so as to minimise overall visual impact as much as possible. Any residual visual impacts should be mitigated through measures such as the sensitive layout and siting of the accommodation units, designing and siting ancillary buildings to make best use of existing features and additional landscape planting where necessary.

Occupancy Restrictions

- 10.214 The Government supports the use of seasonal and holiday occupancy conditions to ensure that tourist accommodation is only used by visitors and does not become part of the local housing stock.
- 10.215 The Council defines tourist accommodation as accommodation which is:
- only occupied for holiday purposes and therefore not as a principal residence; and
 - is not occupied continuously by the same person or group of persons for a period in excess of 28 days, or who return where no return is permitted within the following 28 days.
- 10.216 Where tourist accommodation is permitted, the Council may control its use and occupancy by condition. Where it is not possible to include matters in a planning condition, such as when there is a need to secure ongoing management or financial payments, a legal agreement may be required.
- 10.217 The Council may require a register of occupancy to be kept or other measures to be put in place to ensure that the accommodation is not used for residential occupation, either on a permanent basis or for temporary periods of more than 28 days. The Council may also require evidenced justification, such as a viability test, to support an application to release holiday and occupancy conditions or renegotiate an agreement.

POLICY 31: TOURIST ACCOMMODATION IN THE COUNTRYSIDE

Proposals for new built tourist accommodation in the countryside will only be permitted if re-using an existing building, in line with Policy 29 - The Re-use of Existing Buildings in the Countryside, or exceptionally if an overriding need for a countryside location to support an existing rural enterprise can be demonstrated in line with Policy 20 – The Countryside.

Proposals for, and extensions of, sites for static caravans, touring caravans and tent camping will be permitted provided that:

- a the proposal is in a sustainable location where local services that tourists are likely to want to use can be accessed by means other than the car; or
- b the proposal is small in scale and is proven to be needed and viable as part of a farm diversification scheme; and
- c the proposal is compatible in character, design and scale with the area in which it is proposed, particularly in areas of high landscape sensitivity, and any adverse impacts can be satisfactorily mitigated.

Policy 32 – Equine-Related Developments in the Countryside

National Policy

10.218 National policy³⁶³ indicates that local planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. Local plans should:

- support the sustainable growth and expansion of all types of business and enterprise in rural areas;
- promote the development and diversification of agricultural and other land-based rural businesses;
- support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside.

The District Council's Approach

10.219 In North Dorset, the riding and keeping of horses are popular leisure pursuits and equestrian businesses can contribute to the rural economy. However, both of these activities have the potential to adversely affect environmental quality and the rural character of the District.

10.220 Policy 32 sets out the Council's approach to equine-related activities in the countryside, which seeks to promote a strong rural economy whilst also protecting environmental quality and rural character. The policy and supporting text cover both the keeping of horses for private recreational purposes and commercial enterprises. It:

- outlines the types of equine-related activities and developments that are likely to require planning permission;
- discusses some general issues that apply to all equine-related development, such as site suitability and management, horse exercising and highway issues;
- sets out the Council's approach to different types of development (mainly field shelters and private stables, commercial recreation and leisure developments, and commercial training and breeding businesses); and
- discusses the issue of ancillary uses (such as riding arenas and occupational dwellings).

10.221 In the policy and supporting text, the term 'equine' means any domestic horse, pony, donkey and hybrids (including mules) and where the word 'horse' is used the reference applies to all equines.

³⁶³ Paragraph 28, National Planning Policy Framework, DCLG (March 2012).

The Need for Planning Permission

- 10.222 Developments which normally require planning permission include:
- the use of land or a building to keep horses for recreational purposes;
 - the erection of a building to shelter horses or their provisions;
 - the erection of a building in which to exercise horses;
 - the setting out of a riding arena or exercise area or to create other hard surfaces for a similar purpose;
 - the putting up of lights to illuminate a riding arena or other area;
 - any residential development associated with the keeping of horses, including the stationing of a mobile home or caravan in a field; and
 - the laying out or surfacing of a vehicular access in connection with the keeping of horses.
- 10.223 Commercial establishments, such as riding schools, livery stables, racing stables and stud farms (and extensions to existing premises) also require consent.
- 10.224 Planning permission is not usually required to graze horses, which is considered to be an agricultural use but is required for the keeping of horses for recreational or commercial purposes. The distinction between ‘grazing’ and ‘the keeping of’ horses is not always clear but the Council will assume that horses are being ‘kept’ (rather than ‘grazed’) if:
- the animals are being fed by imported food rather than off the land; or
 - the land is being used (wholly or in part) as a recreational or exercise area; or
 - the stocking density is too high to support the horses by grazing alone. As a general rule, each horse requires about 0.5 – 1.0 hectares (or 1.25 to 2.5 acres) of grazing of a suitable quality if no supplementary feeding is being provided³⁶⁴.
- 10.225 Even where grazing is the primary use, any building (such as a field shelter) or other structure associated with the keeping of horses is likely to require permission.

General Issues Related to all Equine-Related Development

Site Suitability and Site Management

- 10.226 Any land associated with any equine-related development should be inherently suitable for keeping horses and should be managed to maintain environmental

³⁶⁴ Code of Practice for the Welfare of Horses, Ponies, Donkeys and their Hybrids, DEFRA (December 2009).

quality, countryside character, the amenity of local residents and the welfare of the horses themselves³⁶⁵.

- 10.227 A site where the ground is wet and boggy or where poisonous plants, such as ragwort, are present is unlikely to be suitable for keeping horses unless these issues can be fully addressed through pasture management. Where it is proposed to keep horses close to residential properties they should not be able to gain access to garden waste (including lawn clippings) or garden plants that may be toxic (such as yew and laburnum). There should be sufficient land to support the number of horses proposed without causing problems such as overgrazing.
- 10.228 Horses require regular supervision and, as a minimum, should be visited at least once a day. Consideration therefore needs to be given to the site management regime, which will vary according to the size and nature of the development. However, in all cases consideration should be given to basic operational requirements. For instance, for field shelters or stables for private recreational use, the buildings should be reasonably close to the site access, with the water supply for the horses close to the buildings.
- 10.229 Sound pasture management usually requires droppings to be picked daily and any arrangements for the storage and disposal of manure should not cause amenity problems for neighbours (for example, through smells or flies) or adversely affect environmental quality (for example, through pollution). The Council will have regard to the advice of Environmental Health Officers and the Environment Agency on issues of this nature when making planning decisions.

Exercising Horses

- 10.230 Where it is proposed to exercise horses primarily on site, any exercise area should be separate from the area where the horses are kept or grazed. Where it is intended to exercise horses off site, the routes or sites that will be used for exercise, such as nearby bridleways or areas of open land, should be safely accessible from the proposed development. Where there is, or is likely to be, a need for riding on public roads, the Council will have regard to any highway safety issues. The Council will also seek to ensure that routes and sites can be used for exercise without contributing to soil erosion (especially on well-used bridleways), harming vegetation or having a detrimental impact on wildlife interests, particularly in respect to designated sites such as SACs, SSSIs and nature reserves.

³⁶⁵ Under the Animal Welfare Act 2006 anyone who owns or is responsible for an animal (whether on a permanent or temporary basis) has a legal duty to take reasonable steps to ensure its welfare needs are met.

Impact on the Highway Network

- 10.231 A site where horses are kept is likely to require access by towed horseboxes, horse-carrying lorries, or other large vehicles with limited manoeuvrability. The vehicular access to such a site should be capable of safely accommodating such vehicles and the routes to the site should be capable of accommodating the type and volume of traffic likely to be generated without harming the character of the route itself.

Cumulative Impacts

- 10.232 Concentrations of equine-related developments could give rise to cumulative impacts, for example on the character of the countryside or on highway safety. The Council will have regard to any such cumulative impacts when considering proposals for new or expanded equine-related developments.

Types of Equine Development

Private Recreation and Leisure Use

- 10.233 The keeping of horses for private recreation and leisure use are popular pastimes in North Dorset and for many owners shelters and stables are necessary for their horses' welfare.
- 10.234 Field shelters or stables will be permitted where they are intended to be used by the horses that are currently present on a site or the horses it is intended to graze or keep on a site for private recreational use, provided that they are suitably designed and located. The need for a field shelter or stable for private recreational use may cease after a period of time. With this in mind, such structures should be built, as far as possible, so that they can be removed when they are no longer needed. The Council may use conditions or seek an agreement to require the removal of such structures in the event that the equine-related use ceases. Such structures will not generally be suitable for re-use under Policy 29 – The Re-Use of Existing Buildings in the Countryside.
- 10.235 Shelters and stables should ideally be built of wood or other similar lightweight material, although a concrete base may be acceptable where this is required for the safety and comfort of the horses³⁶⁶. New stables of stone, brick or block work will not generally be permitted for private use although the conversion of existing buildings to stables for private recreational use may be acceptable under Policy 29 – The Re-Use of Existing Buildings in the Countryside.
- 10.236 A separate ancillary structure of similar construction to store tack, feed and/or bedding may be permitted. The amount of tack stored on site should be kept to a minimum for security reasons.

³⁶⁶ Further guidance on Stable Accommodation/Housing can be found in the Code of Practice for the Welfare of Horses, Ponies, Donkeys and their Hybrids, DEFRA (December 2009).

Commercial Recreation, Leisure, Training and Breeding Developments

- 10.237 Commercial recreation or leisure equine-related developments (such as livery stables and riding schools) and commercial training or breeding equine-related developments (such as racing stables and stud farms) may be acceptable uses in the countryside. Small-scale businesses, such as riding schools, may provide a useful form of farm diversification but the Council may also permit larger-scale enterprises as they can help to diversify the wider rural economy.
- 10.238 Due to their scale, such enterprises can be difficult to accommodate within existing buildings. An existing building or group of buildings should form the basis for a development of this nature but the Council may permit new buildings, or an additional element of new building, where there is an essential need and there is no suitable alternative existing building or group of buildings available. Where an element of new build is permitted, it should be sensitively designed to integrate with the existing buildings. Elements of new building that are disproportionate in scale to, or out of character with, the existing buildings are unlikely to be acceptable.

Viability and Change of Use of Commercial Premises

- 10.239 Since commercial equine-related developments may be permitted in the countryside as an exception to the general policy of restraint, the Council will wish to ensure that any such enterprise is likely to be viable before allowing it. Such proposals should, therefore, be supported by a business plan that shows that the proposed enterprise has a sound financial basis. In the event that a commercial equine-related business fails, the owner or occupier will need to produce evidence that the business is not viable, or cannot be made viable, before a change of use may be permitted. Any change of use will be assessed against the criteria outlined in Policy 29 – The Re-Use of Existing Buildings in the Countryside.

Ancillary Development

Riding Arenas and other Exercise Facilities

- 10.240 A riding arena (or manège) or other exercise facilities (such as horse exercisers) may be permitted in association with a commercial equine-related development or for private recreation or leisure use. The Council will expect a developer or private individual to be able to explain why an arena or other facility is needed and to be able to justify its intended size and scale. Siting will be a key issue in the design. An arena and other exercise facilities should be sited close to the buildings where the enterprise to which it relates is located as this will limit the impact of the development on the landscape. Other key design issues include hard landscaping including fencing and surfacing, landscape

planting, drainage and the potential impacts on the amenity of nearby residents. Given the rural nature of the District, floodlighting generally will not be permitted.

- 10.241 Approvals for riding arenas or other exercise facilities for private recreation or leisure use will be subject to conditions to prevent them from being used commercially. An arena (or other facility) used for commercial purposes has a far greater neighbouring amenity impact than one used solely for private recreation and leisure purposes.

Occupational Dwellings

- 10.242 The Council may permit occupational dwellings related to commercial equine-related enterprises but will not permit such dwellings to enable people to live close to horses that are kept for private recreation or leisure use. Applications for such occupational dwellings will be determined in accordance with Policy 33 – Occupational Dwellings in the Countryside.

POLICY 32: EQUINE-RELATED DEVELOPMENTS IN THE COUNTRYSIDE

Equine-related developments in the countryside will be permitted provided that:

General Criteria

- a the site is suitable for the keeping of horses and capable of supporting the number of animals proposed, having taken account of the arrangements for site management; and
- b adequate provision has been made for the exercising of horses without causing harm to rights of way, other equestrian routes, or other areas, such as open land, that will be used for exercise; and
- c vehicular access to the site and the road network in the vicinity are capable of accommodating horse-related transport in a safe manner; and
- d the cumulative impacts of concentrations of equine-related developments, for example on the character of the countryside or on highway safety, have been considered.

Private Recreation and Leisure Uses

In the case of a new field shelter or stable used for private recreation or leisure use:

- e it will be for the exclusive use of the horses that are grazed or kept on site; and
- f it should be of a scale that reflects the number of horses to be kept or grazed on site; and
- g it should be built of materials that are capable of being easily removed if the equine-related use ceases; and
- h any ancillary use, such as a tack room or food storage structure, should be the minimum required to meet the functional needs of the horses on site and should not give rise to security issues.

Commercial Recreation, Leisure, Training or Breeding Uses

In the case of commercial recreation, leisure, training or breeding enterprises, the development should re-use an existing building (or group of buildings) in the countryside. An element of new building or buildings may also be permitted alongside the re-use of an existing building (or group of buildings), provided that:

POLICY 32 (CONT'D): EQUINE-RELATED DEVELOPMENTS IN THE COUNTRYSIDE

- i it can be demonstrated that no other building (or group of buildings) is available that is capable of accommodating the proposed equine-related use; and
- j the element of new building is the minimum required to accommodate the proposed equine-related use (over and above the requirement to re-use the existing building or group of buildings); and
- k any new buildings and ancillary facilities would be erected to integrate with the existing building (or group of buildings).

Failure of a Commercial Enterprise

The change of use of an existing equine-related commercial site to another use (other than agriculture or forestry) will not be permitted, unless it can be demonstrated that the existing use is not, or cannot be made, viable.

Ancillary Development

In the case of a riding arena or other exercise facility:

- l it is of a size and scale appropriate to the existing commercial enterprise, or the number of privately kept horses that will use the facility; and
- m it is located close to other buildings on the site and is not visually intrusive in the landscape.

Policy 33 – Occupational Dwellings in the Countryside

National Policy

- 10.243 National policy³⁶⁷ states that 'local planning authorities should avoid new isolated homes in the countryside, unless there are special circumstances such as: ... the essential need for a rural worker to live permanently at or near their place of work in the countryside'.

The District Council's Approach

- 10.244 Policy 33 sets out the Council's approach to the provision of dwellings for agricultural, forestry and other full-time workers in the countryside where there is an essential need for them to live at or near their place of work.
- 10.245 A new permanent occupational dwelling will only be permitted:
- for a full-time (rather than part-time) occupational worker;
 - if the proposal can be justified on a functional and financial basis;
 - provided that the identified accommodation need cannot be met in any other way; and
 - provided that the proposed dwelling is of an appropriate size, design and is well sited.
- 10.246 The Council may permit temporary agricultural workers' dwellings but will not permit temporary dwellings in relation to forestry operations or other rural-based enterprises.
- 10.247 The Council will control the occupancy of any occupational dwelling by condition or planning obligation and will seek to secure the retention of such dwellings for occupational purposes to support the rural economy unless it can be demonstrated that an essential need no longer exists.

The Need for a Full-Time Worker

- 10.248 The provision of residential accommodation for occupational purposes in the countryside is an exception to policies which seek to safeguard the countryside. Consequently, the Council will not support an application for such accommodation unless available evidence clearly demonstrates that the scale and nature of an existing or intended enterprise is sufficient to require one or more full-time workers to live at or near to the place of work. In this respect, reference to full-time shall be construed as including a person who is employed to solely or mainly work in the relevant occupation. The Council will not permit a permanent occupational dwelling for a part-time worker.

³⁶⁷ Paragraph 55, National Planning Policy Framework, DCLG (March 2013).

- 10.249 In considering whether the need is essential in any particular case, the Council will consider the requirements of the enterprise concerned and not the personal preferences or circumstances of any of the individuals involved.

Functional Need and Financial Test

- 10.250 The Council will seek functional and financial justification for all occupational dwellings in the countryside but the particular assessments applied can be different depending on whether the application is for a dwelling for an agricultural, forestry or other essential rural worker and whether the application is for temporary or permanent accommodation.

Functional Need for a Permanent Dwelling

- 10.251 The assessment of functional need establishes whether the proposed dwelling is essential for the existing proper functioning of the enterprise for one or more workers to be readily available at most times, provided that such a requirement cannot be reasonably dealt with by any other means.
- 10.252 For agricultural workers, such a requirement might arise, for example, if workers are needed to be on hand day and night:
- in case animals or agricultural processes require essential care at short notice; or
 - to deal quickly with emergencies that could otherwise cause serious loss of crops or products, for example, by frost damage or the failure of automatic systems.
- 10.253 The protection of livestock from theft or injury by intruders may contribute on animal welfare grounds to the need for a new agricultural dwelling, although it will not by itself be sufficient to justify one. Requirements arising from food processing, as opposed to agriculture, cannot be used to justify an agricultural dwelling, nor can agricultural needs justify the provision of isolated new dwellings as retirement homes for farmers.
- 10.254 Given the nature of forestry, its limited scale in North Dorset, and having regard to conventional methods of forestry management (which can involve the use of a peripatetic workforce), it is unlikely that an essential functional need for a dwelling for a forestry worker could be justified, except perhaps where there are special circumstances; for example, the need to service the intensive nursery production of trees.
- 10.255 There may also be instances where special justification exists for new isolated dwellings associated with other rural-based enterprises. The essential need for a rural worker's dwelling should be justified in relation to the activities and operations of the business, not the personal preferences or circumstances of the individuals involved or for security reasons. In these cases, the enterprise itself, including any development necessary for the operation of the enterprise,

must be acceptable in planning terms and permitted in that rural location, regardless of the consideration of any proposed associated dwelling.

Financial Test for Permanent Dwellings

- 10.256 New permanent accommodation cannot be justified on agricultural, forestry or business grounds unless the farming, forestry or rural business enterprise is economically viable. A financial test is necessary to establish whether this is the case.
- 10.257 To justify a permanent occupational dwelling, the farming, forestry or rural business enterprise must be well established. At the date when an application is submitted, it will need to be demonstrated that the enterprise to which the application relates:
- has been established for a continuous period of at least the previous three years prior to the date of the application (and in the case of an enterprise consisting of more than one activity, the three years shall apply to the latest activity upon which reliance is being placed);
 - has been profitable for at least one of those three years; and
 - is both financially sound on that date and also has a clear prospect of remaining so.
- 10.258 A proposal should be supported by a business plan prepared by a suitably qualified person and be accompanied by evidence of how the maintenance or growth of the enterprise will be funded.
- 10.259 Applying the financial test can also help to establish the size and design of the dwelling the farming, forestry or rural business unit can sustain. In applying this test, the Council will take a realistic approach to the level of profitability, taking account of the nature of the enterprise concerned.

Meeting Need in Other Ways

- 10.260 The Council will need to be convinced that the identified accommodation needs could not be met in ways other than through the provision of a permanent dwelling. For example, applicants will be expected to demonstrate why agricultural, forestry or other essential rural workers could not live in nearby towns or villages, or make use of accommodation already existing on the farm, area of forestry or business unit.
- 10.261 The Council will normally seek to carry out an investigation where it is considered that circumstances suggest a genuine need may not exist. For example, the Council may look into the history of an agricultural holding, area of forestry or rural business to establish the recent pattern of use of land and buildings and whether any dwellings, or buildings suitable for conversion to dwellings, may have recently been sold separately or otherwise alienated from the farmland, area of forestry or rural business concerned. Such activity may

well indicate a lack of a genuine need. In circumstances where the Council considers that a genuine need does not exist, the proposal for an occupational dwelling will not be permitted.

Dwelling Size

- 10.262 Agricultural, forestry or other occupational dwellings should be of a size commensurate with the established functional requirement. In determining the size of dwelling that is appropriate to a particular agricultural holding, area of forestry or rural business, the Council will have regard to the requirements of the enterprise, rather than those of the owner or occupier. The Council will not permit dwellings that are unusually large in relation to the agricultural, forestry or rural business needs of the unit, or unusually expensive to construct in relation to the income the unit can sustain in the long-term. Proposals for accommodation of a size in excess of the minimum that is demonstrated to be required will not normally be supported.

Siting of the Dwelling

- 10.263 Agricultural forestry or other occupational dwellings should be sited so that the agricultural, forestry or essential rural worker is conveniently located to undertake the activities required to meet the established functional need. The Council will expect new agricultural or forestry dwellings to be well related to existing farm or forestry buildings, or other dwellings, where these exist on or adjacent to the unit for which the functional need has been established. Occupational dwellings associated with a rural business should be located on the site of the rural business and well related to existing buildings, or other dwellings, where these exist on the site for which the functional need has been established.

Temporary Agricultural Workers' Dwellings

- 10.264 The Council may permit a temporary dwelling for a full-time agricultural worker if it can be demonstrated that it is essential to support a new farming enterprise, whether on a newly created agricultural unit or an established one. The Council will not permit temporary dwellings in relation to forestry operations or rural-based enterprises.
- 10.265 The Council will assess the functional need and apply a financial test to any proposal for a temporary dwelling.
- 10.266 The functional need for temporary accommodation will need to be justified in the same way as the need for a permanent occupational dwelling, except that need will have to be demonstrated in relation to the new farming enterprise. In this respect, clear evidence of a firm intention and ability to develop the enterprise concerned, such as significant investment in new farm buildings, will

have to be available. The Council will also require evidence that the functional need could not be fulfilled in any other way.

- 10.267 In the case of assessing financial need, the Council will require the available evidence to demonstrate that the proposed enterprise has been planned on a sound financial basis with a reasonable prospect of delivering a sustainable profit before or by the expiry of the temporary period that the proposal seeks to secure.
- 10.268 The temporary dwelling should take the form of a caravan, a wooden structure or other temporary accommodation which can be easily dismantled, as any temporary permission will be granted for a specified period that will usually be for no longer than three years. Conditions will be imposed requiring its removal at the end of that period. Strong and clear justification will be required to support any proposal that a temporary period should be granted for any longer period.
- 10.269 The Council will not normally give temporary permission in a location where a permanent dwelling would not be permitted or grant successive extensions to a temporary permission over a period of more than three years. If permission for a permanent dwelling is sought subsequently, the merits of the proposal will be assessed against the criteria in Policy 33 relating to permanent occupational dwellings in the countryside.

Occupancy and Other Conditions

- 10.270 Where a dwelling for a farm, forestry or essential rural worker has been permitted, the Council wishes to ensure that the dwelling is kept available for meeting this need for as long as it exists. The Council may control the occupancy of dwellings for farm, forestry or essential rural workers by condition. Where it is not possible to include all relevant matters in a planning condition (such as the possible future separate sale of the occupational dwelling from all or part of the unit to which it relates) then a legal agreement may be required.
- 10.271 Where a dwelling for a farm, forestry or essential rural worker is proposed, the Council will usually seek to impose, as part of any permission, conditions removing permitted development rights to ensure the continued viability of maintaining the property for its intended use. Permitted development rights allow certain developments, such as extensions, within the curtilage of a dwelling house. Developments of this nature could result in an occupational dwelling increasing to a size beyond which could be justified by the identified functional requirement of the unit or becoming too expensive for any future potential occupier to acquire.

Removal of Occupancy Conditions

- 10.272 The removal of an agricultural or forestry occupancy condition will only be permitted if it can be demonstrated that it has outlived its usefulness.
- 10.273 The Council would expect evidence to demonstrate why the dwelling is no longer required in connection with the holding to which it relates. Before considering the possibility of removing an occupancy condition, the Council will also expect it to be evidenced that the dwelling has been:
- made publically available without any unreasonable restriction and with amenity land proportionate to its size; and
 - suitably advertised and marketed at a price reflecting its condition and the existence of the occupancy restriction for a continuous period of at least twelve months immediately prior to the date that an application is submitted.
- 10.274 The Council would not expect an occupational dwelling for an essential rural worker to be severed from the business unit to which it is tied, unless the business fails. In particular, in such circumstances, the Council would be unlikely to support any subsequent application to remove an occupational condition on such a severed dwelling or any future application for a new dwelling relating to the business.
- 10.275 Even if the business to which dwelling relates fails, the Council would expect every reasonable effort to be made to retain the occupational dwelling applying the same principles as it would to a proposal to remove an agricultural or forestry condition.
- 10.276 Proposals for the removal of an agricultural or forestry occupancy condition will be considered on the basis of an up-to-date assessment of the demand for farm or forestry dwellings in the locality and not just on the particular farm or forestry holding. When considering proposals to remove the occupancy condition for an essential rural worker, the Council will need to be convinced that the dwelling is no longer needed for the continuing rural enterprise or, in the event that the enterprise fails, for any proposed new use with planning permission and to meet a wider need in the locality for an occupational dwelling for an agricultural, forestry or essential rural worker.

Information and Appraisals

- 10.277 Applicants will be expected to provide sufficient information to enable the Council to determine any application for an occupational dwelling or the removal of an occupancy condition. The Council may also seek the advice of agricultural or other consultants to give a technical appraisal of the case being put forward for the occupational dwelling or of the case for the removal of an occupancy condition.

POLICY 33: OCCUPATIONAL DWELLINGS IN THE COUNTRYSIDE

Permanent Occupational Dwellings

A new permanent dwelling for an agricultural, forestry or rural worker will only be permitted if:

- a the need relates to a full-time worker and does not relate to a part-time requirement; and
- b there is an essential existing functional need for a worker to live at, or in the immediate vicinity of, their place of work; and
- c the economic viability of the enterprise to which the proposed dwelling relates can be demonstrated by satisfying the 'financial test' applied by the Council; and
- d the functional need could not be fulfilled by any other means; and
- e it is of the minimum size and an appropriate design commensurate with the established functional requirement and reflective of the enterprise's financial projections; and
- f it is sited so as to meet the identified functional need and is well related to existing farm, forestry or rural business buildings, or other dwellings.

Temporary Agricultural Workers' Dwellings

A new temporary dwelling for an agricultural worker will only be permitted if:

- g the need relates to a full-time worker and does not relate to a part-time requirement; and
- h it is essential to support a new farming activity for which there is a clearly established functional need for the worker to live on or in the vicinity of the holding; and
- i the economic viability of the enterprise to which the proposed dwelling relates can be demonstrated by satisfying the 'financial test' applied by the Council; and
- j the functional need could not be fulfilled by any other means; and
- k it takes the form of a caravan, a wooden structure, or other temporary accommodation of the minimum size required to support the proposed new farming activity.

POLICY 33 (CONT'D): OCCUPATIONAL DWELLINGS IN THE COUNTRYSIDE

Removal of Occupancy Conditions

An agricultural or forestry occupancy condition will only be lifted if it can be demonstrated that:

- l a suitable sustained attempt has been made to advertise and market the dwelling; and
- m the occupational dwelling no longer serves a need in connection with the holding to which it relates and there is no agricultural or forestry occupational need elsewhere that it could reasonably serve, nor is it likely that any such needs will arise in the foreseeable future.

In cases where there is an occupational dwelling associated with a rural enterprise site, the occupancy condition will only be lifted if it can be demonstrated that:

- n a suitable sustained attempt has been made to advertise and market the site with the occupational dwelling; and
- o the occupational dwelling no longer serves a need in connection with the rural enterprise site to which it relates and there is no agricultural, forestry or essential rural business need elsewhere that it could reasonably serve, nor is it likely that any such needs will arise in the foreseeable future.

11. Implementation

Introduction

- 11.1 This chapter sets out how the policies in the Local Plan Part 1 will be monitored.
- 11.2 The Localism Act removes the requirement for local planning authorities to produce an annual monitoring report (AMR) for the Government, while retaining the overall duty to monitor. They can now choose which targets and indicators to include in their reports as long as they are in line with the relevant UK and EU legislation. The Government's view is that the primary purpose of monitoring reports should be to share the performance and achievements of the planning service with the local community³⁶⁸.
- 11.3 The Council's approach is to use the monitoring framework in this chapter as the basis for regularly assessing and reviewing outcomes against the six objectives of the Local Plan Part 1, set out in Chapter 2. The Council intends to set out this information in regularly produced monitoring reports.

Monitoring

- 11.4 Assessing outcomes against objectives will enable the Council to monitor the effectiveness of the policies in the Local Plan. The monitoring framework, in Figure 11.1 sets out:
- the intended outcomes to achieve different aspects of each objective;
 - the indicators that will be used to assess the achievement of performance against the intended outcomes;
 - targets that establish the level of performance that is being sought in relation to each relevant indicator; and
 - the policy (or policies) relevant to the delivery of intended outcomes.
- 11.5 The Council has produced an AMR each year since 2005 and will continue to produce monitoring reports at least annually, setting out the extent to which the intended outcomes of planning policies are being achieved and targets are being met. Monitoring takes place throughout the year and the Council may be able to report some information as it becomes available on 'dorsetforyou.com'.

Outcomes

- 11.6 The Outcomes presented in Figure 11.1 below relate to the objectives for the Local Plan, as set out in Chapter 2, which are:
- meeting the challenge of climate change;
 - conserving and enhancing the historic and natural environment;

³⁶⁸ Monitoring That Matters – Towards a Better AMR, Planning Advisory Service (April 2011).

- ensuring the vitality of the market towns;
- supporting sustainable rural communities;
- meeting the District's housing needs; and
- improving the quality of life.

11.7 The objectives are linked to the overall vision for North Dorset (in Chapter 2), which sets out how the District and the places within it should develop over the next 15 years, drawing on identified issues and challenges.

Achievement Indicators

11.8 The Government has a set of National Indicators (NIs) that local authorities should use to assist in forming an overall view of their performance and their arrangements for improving their services to the public³⁶⁹. For example, there are NIs relating to the number of planning applications determined in each local authority area within certain time limits.

11.9 The Council also wishes to monitor whether the strategic policies in the Local Plan Part 1 are delivering positive outcomes that benefit communities in North Dorset and consequently Figure 11.1 includes a number of more local indicators. Some of these are derived from national policy (for example, the UK has signed up to generating³⁷⁰ at least 15% of its energy requirement from renewable sources by 2020), some relate to required returns to the Government (such as the number of Gypsy and Traveller caravans in an area) and some have been developed through the sustainability appraisal process in order to ensure that the Local Plan is helping to achieve sustainable development through economic, social and environmental gains.

Targets

11.10 The Council has used the objectives and related policies to guide the selection of meaningful indicators and associated targets as a means of ensuring effective policy implementation, monitoring and review. Where possible, the Council has endeavoured to set realistic yet challenging targets. In a very few cases, national targets have been used.

11.11 In some cases, it has not been possible to set a quantifiable or descriptive target so in those instances the Council will monitor trends to give an indication of performance (for instance, whether or not new dwelling completions are proceeding as intended).

³⁶⁹ National Indicators for Local Authorities and Local Authority Partnerships: Updated National Indicator Definitions, DCLG (February 2009).

³⁷⁰ The EU Renewable Energy Directive – 2009/28/EC.

Using Monitoring Information to Manage Delivery

- 11.12 The delivery of positive outcomes will require the Council to work collaboratively with landowners, developers, key stakeholders and local communities both through the planning application process and other mechanisms.
- 11.13 The provision of infrastructure will be critical to the delivery of positive outcomes and the Council's overall approach to infrastructure provision is set out in the Introduction to Chapter 7. The provision of infrastructure will require the deployment and management of financial resources, including:
- funding from central and local government sources;
 - funds collected under the Community Infrastructure Levy; and
 - contributions for site-specific works from developers (via obligations secured by way of Section 106³⁷¹ and Section 278³⁷² agreements).
- 11.14 Monitoring will provide the Council with information to assess performance against policy objectives and delivery on the ground, including the delivery of infrastructure. If performance falls below target, the Council will investigate the reasons why and consider the need for remedial action or the need to amend policy.

³⁷¹ Section 106 of the Town and Country Planning Act 1990.

³⁷² Section 278 of the Highways Act 1980 as amended by the New Roads and Street Works Act 1991.

Figure 11.1: Monitoring Framework for the North Dorset Local Plan Part 1

Objective 1 – Meeting the Challenge of Climate Change				
Objective 1 is to address the causes and effects of climate change by:	Intended Outcomes	Achievement Indicators	Targets	Policy
<ul style="list-style-type: none">encouraging the use of sustainable construction techniques;	Improved energy efficiency in buildings and reduced carbon emissions from new build properties	Per capita greenhouse gas emissions (CO ₂ equivalent)	Reduction since 2011 relative to 1990 levels	3
<ul style="list-style-type: none">encouraging the use of renewable energy technologies appropriate to the local area; and	More widespread renewable energy generation	Renewable energy generation by installed capacity and type	Increase	3
		Percentage of total energy consumption from renewable sources	Increase	22
<ul style="list-style-type: none">ensuring the wise use of natural resources, particularly previously developed land and water.	Water resources well managed	% of dwellings with water meters installed	Increase	3
	Reducing risk of fluvial flooding to development	Number of planning applications approved annually contrary to Environment Agency advice	Zero	3
	Amount of housing development on previously developed land maximised	Annual amount of housing development on previously developed land	35% of new housing development on previously developed land	7

Objective 2 – Conserving and Enhancing the Historic and Natural Environment				
Objective 2 is to conserve and enhance the environment of North Dorset by:	Intended Outcomes	Achievement Indicators	Targets	Policy
<ul style="list-style-type: none"> ensuring that North Dorset's wildlife, landscape and cultural heritage are protected and well managed; 	No net increase in urban pressures on the heaths as a result of additional residential development between 400 metres and five kilometres of heathland	Dorset Heathlands, money collected from development in North Dorset	Monitor and report on projects (audit trail)	4
	No increase in air pollution at Rooksmoor SAC and Fontmell & Melbury Downs SAC due to additional development in the area	Traffic flows on the SAC roads through Rooksmoor SAC and at Fontmell & Melbury Downs SAC	No increase in air pollution along the SAC roads	4
	All wildlife sites protected	Changes in areas of international, national and local biodiversity importance (qualitative and quantitative)	Monitor	4
	Internationally/nationally important wildlife and geological sites protected and enhanced	Number (or area) of new SSSIs designated per annum	Monitor	4
		Number of planning applications approved against Natural England advice	Zero	

		Condition of international sites/SSSIs (including recreational impacts on Fontmell & Melbury Downs, the long term effectiveness of the site management measures at Rooksmoor, implementation of the Poole Harbour SPD and urbanisation impacts on Dorset Heathlands [outcomes from Heathlands SPD])	No international sites/SSSIs adversely affected by development	4
	Local biodiversity improved	Number of declared local nature reserves	Monitor	4
		Extent of local nature reserves	1 hectare per 1,000 population	
	Areas of Outstanding Natural Beauty protected from inappropriate development	Number of planning applications approved against AONB Management Board advice	Zero	4

	Tree Preservation Orders maintained	Number of occurrences of unauthorised works to protected trees	Reduce	24
		Number of new TPOs made per annum	Monitor	
	Heritage assets of historic or architectural importance protected	Number of heritage assets on the national at risk register	Reduce	5
<ul style="list-style-type: none"> encouraging design that maintains the quality of the District's built and natural environment; and 	Quality of areas and buildings safeguarded	Number of new Conservation Areas designated	Monitor	5
		Number of Conservation Areas with up-to-date Appraisals and Management Proposals	All	
<ul style="list-style-type: none"> ensuring that the District's residents are able to enjoy their homes and public places without undue disturbance or intrusion from neighbouring uses. 	Residents' enjoyment of private and public places and spaces not compromised	Number of noise nuisance complaints received	Zero	25
		Number of cases of dust or other types of pollution received	Zero	

Objective 3 – Ensuring the Vitality of the Market Towns				
Objective 3 is to support the role and function of the market towns of Blandford Forum (and Blandford St. Mary), Gillingham, Shaftesbury and Sturminster Newton as the main service centres for the District by:	Intended Outcomes	Achievement Indicators	Targets	Policy
<ul style="list-style-type: none">making them the main focus in the District for housing development, including affordable housing;	Appropriate distribution of housing land achieved	Annual distribution of new housing development across district	Homes built 2011 to 2031: Blandford at least 1,200 (21%) Gillingham at least 2,200 (39%) Shaftesbury at least 1,140 (20%) Sturminster Newton at least 395 (7%)	6 16 17 18 19
	Development concentrated in main towns	% new development in main towns per annum	All development located in accordance with Core Spatial Strategy	2
	Appropriate supply of housing land maintained	Overall annual average provision of new dwellings in North Dorset	Average annual net additional dwellings provided at about 285 dwellings per annum	6

			Amount of housing land available per annum	Five-year supply of housing land maintained	6 7
● enhancing their employment and training opportunities, particularly through the provision of sufficient employment land, to meet the growing needs of the towns and their hinterlands;	Existing and future commercial and industrial development safeguarded	Annual provision of employment land	Annual amount of employment land lost to non-employment use	About 26.2 ha of employment land developed by 2031 of which at least: Blandford about 6.0 ha	11
				Gillingham about 9.2 ha	
				Shaftesbury about 7.1 ha	
				Sturminster Newton about 2.4 ha	
				None	
			Annual amount of employment land developed per annum	Monitor	
			Annual net commercial floorspace completions	Monitor	

<ul style="list-style-type: none"> focusing an improved range of retail, cultural and leisure uses within the town centres; 	Retail viability of town centres safeguarded and market town functions strengthened	Annual net industrial/commercial floorspace completions within town centres	Monitor	12
		Amount of primary town centre retail frontage lost per annum	None	
		% and number of vacant premises in town centres per annum	Minimise	
		Amount of retail/main town centre uses floorspace allowed outside town centres per annum	Monitor	
<ul style="list-style-type: none"> improving health, education and community services to meet the needs of the towns and their rural hinterlands; 	More accessible healthcare facilities	Proportion of new housing within 30 minutes by public transport of key healthcare facilities	Increase	14
	Appropriate and sufficient primary school places available and accessible	Adequate size and location of Primary school places to meet North Dorset's needs	By 2031 additional primary forms of entry: Blandford 2	14
			Gillingham 2-3	
			Shaftesbury 2-3	
			Sturminster Newton 2	

	Appropriate and sufficient secondary school places available and accessible	Adequate size and location of Secondary school places to meet North Dorset's needs	By 2031 additional secondary forms of entry: Blandford 1 - 1.5	14
			Sturminster Newton 1	
<ul style="list-style-type: none"> improving sustainable transport links and accessibility within the towns; between the towns and the villages in their rural hinterlands; and, through improved linkages with strategic transport networks; 	Less use of the private car	Proportion of new housing within 30 minutes by public transport of key facilities	Increase	13
	Extended use of North Dorset Trailway	Length of Trailway available for use	Increase	
	More cycling trips	Annualised index of cycling trips at selected monitoring sites	Increase	
<ul style="list-style-type: none"> securing the delivery of mixed-use regeneration on previously developed land in accessible locations; 	Amount of development on previously developed land maximised	Amount of new development on previously developed land per annum	35% of new development on previously developed land	7

<ul style="list-style-type: none"> ensuring that housing development is delivered in step with employment opportunities, community facilities and infrastructure; and 	Appropriate infrastructure provided in a timely and efficient manner	Number of residential planning applications approved which include a Section 106 planning obligation providing a contribution towards necessary on-site services/infrastructure	Monitor	2 13 14 15
		Number of identified infrastructure schemes delivered on time	100% of identified infrastructure delivered on time	
		Amount of developer contributions received	Monitor	
		Cost of identified infrastructure schemes delivered	No schemes delivered over budget	
<ul style="list-style-type: none"> taking account of the effects of any interaction between the towns themselves and with the large towns and cities in neighbouring districts. 	Coordinated development of Strategic Site Allocation at Gillingham	Integrated and coordinated development of strategic site in Gillingham according to development programme/phasing plan	Monitor	21
	Duty to cooperate fulfilled	Implementation of, and adherence to, working arrangements, protocols etc. involving other authorities	Monitor	16 17 18 19

Objective 4 – Supporting Sustainable Rural Communities				
<p>Objective 4 is to enable a network of sustainable smaller rural communities where local services and employment opportunities enable day-to-day needs to be met locally by:</p> <ul style="list-style-type: none"> adopting a general policy of restraint outside the District's four main towns, whilst also enabling essential rural needs to be met; 	Intended Outcomes	Achievement Indicators	Targets	Policy
	Appropriate distribution of housing land achieved	Annual distribution of new development across district	By 2031 levels of new development in Stalbridge, Villages and Countryside: at least 825 new dwellings (14%)	6
	Development in Stalbridge, the villages and the countryside limited	% new development in Stalbridge, the villages and the countryside per annum	All development located in accordance with Core Spatial Strategy	20
	Essential need for rural exception housing met	Number of dwellings granted planning permission on rural exception sites per annum	Monitor	9
	Replacement dwellings of appropriate size allowed	Number of dwellings granted planning permission as replacements more than 50% larger than original	Monitor	28

	Dwellings with residential occupancy conditions attached allowed where appropriate	% of applications for dwellings with residential occupancy conditions attached granted planning permission	Monitor	33
	Residential occupancy conditions attached removed where appropriate	% of applications for removal of residential occupancy conditions granted planning permission	Monitor	33
	Redundant agricultural buildings in the countryside put to use	Loss of agricultural land and buildings to other use per annum	Monitor	29
	Existing and future commercial and industrial development safeguarded	Provision of employment land per annum	About 26.2 ha of employment land developed by 2031 of which at least 1.6 ha outside the four main towns	11
	Existing rural employment sites extended beyond existing curtilage / area of lawful use	Number of rural employment sites granted planning permission for significant extension beyond existing sites	Monitor	30

<ul style="list-style-type: none"> focusing on meeting local (rather than strategic) needs in Stalbridge and the District's villages; 	Essential need for rural exception housing met	Number of dwellings granted planning permission on rural exception sites per annum	Monitor	9
	Use of rural buildings maximised	Number of conversion of agricultural buildings to residential or other use per annum	Monitor	11
<ul style="list-style-type: none"> enabling individual rural communities to plan to meet their own local needs, especially through neighbourhood planning; and 	Planning policies developed at the local level	Number of neighbourhood plans adopted per annum	Monitor	2
	Support provided for rural businesses	Number of VAT registrations recorded per annum involving rural businesses	Increase	11
<ul style="list-style-type: none"> securing the retention, enhancement and future viability of local community facilities and local services. 	Appropriate and sufficient community facilities available and accessible	Amount of community building floorspace	Increase	14
	No loss of community facilities	Number of community facilities lost per annum	Zero	27
		Number of community facilities listed as asset of community value lost	Zero	

Objective 5 – Meeting the District's Housing Needs ³⁷³				
Objective 5 is to deliver more housing, including more affordable housing, that better meets the diverse needs of the District by:	Intended Outcomes	Achievement Indicators	Targets	Policy
<ul style="list-style-type: none"> ensuring that new dwellings contribute to overcoming the affordable housing shortfall; 	Appropriate provision of affordable housing made	Number of affordable homes approved per annum	25% of new dwellings within Gillingham, Gillingham SSA & Sturminster Newton provided as affordable	8
			30% of new dwellings within Blandford & Shaftesbury provided as affordable	
			40% of new dwellings elsewhere in the District provided as affordable	

³⁷³ The first two bullets of Objective 5, relating to the spatial distribution of housing development, have been omitted from the monitoring framework. The housing related achievement indicators and targets for Objective 3 (first bullet) and Objective 4 (first bullet) provide the monitoring framework for Objective 5 bullets 1 and 2 respectively.

<ul style="list-style-type: none"> ensuring that the type, design and mix of housing reflects housing needs in up-to-date assessments; 	Mixed and balanced communities	Proportions of 1/2 and 3/3+ bedroom dwellings granted planning permission per annum	40% of market housing made up of 1 or 2 bedroom dwellings 60% of market housing made up of 3 or more bedroom dwellings 60% of affordable housing made up of 1 or 2 bedroom dwellings 40% of affordable housing made up of 3 or more bedroom dwellings	7
	Housing needs of particular groups met	% of dwellings granted planning permission subject to occupancy age restriction	Monitor	7
	High quality of new development in North Dorset achieved	Number of schemes achieving green lights in Building for Life assessment per annum	Monitor	24
	Needs of travelling community met	Number of authorised public and private sites (both permanent and transit) and numbers of pitches on them	Monitor	10 26
<ul style="list-style-type: none"> ensuring that sufficient, sustainably located sites are provided to meet the needs of gypsies, travellers and travelling show people in the District. 		Number of unauthorised sites	Zero	10 26

Objective 6 – Improving the Quality of Life					
Objective 6 is to improve the quality of life of North Dorset's residents, particularly the older population and the young, by:	Intended Outcomes	Achievement Indicators	Targets	Policy	
<ul style="list-style-type: none"> encouraging the provision and retention of viable community, leisure and cultural facilities both in the main towns and rural communities; 	Appropriate and sufficient leisure facilities available and accessible	Loss of local sports pitches and recreation grounds	None	14	
	Appropriate and sufficient community facilities available and accessible	Amount of community building floorspace	Increase	14	
	No loss of community facilities	Number of community facilities listed as asset of community value	Monitor	27	
<ul style="list-style-type: none"> retaining the current range of healthcare and education services and ensuring that additional healthcare and education facilities are provided in accessible locations; 	Enhanced healthcare facilities	Number of new facilities/ extended facilities available	Monitor	14	
		Number of GPs in North Dorset	Monitor		
	Healthcare facilities more accessible	Proportion of new housing within 30 minutes by public transport of key healthcare facilities	Increase	14	

<ul style="list-style-type: none"> ensuring that a network of multi-functional green infrastructure including sport and recreation facilities, open and natural space, is provided across the District; 	Allotments generally available to meet local demand	Number of new allotment plots provided	1 plot per 60 residents	15
	Appropriate and sufficient amenity greenspace available and accessible	Amount of new formal and informal open space provided within settlements	Monitor	15
		% of open space managed to Green Flag standard	Increase	
<ul style="list-style-type: none"> securing an integrated approach to private and public transport (including parking provision and management), which improves accessibility to services; and 	Enhanced accessibility to services and employment for residents	% of households satisfied with bus services	Monitor	13 23
		Number and location of new public car parking spaces provided	Monitor	
		Travel plans secured for housing developments of 80+ dwellings per annum	Monitor	
		% of households within 30 minutes of employment centre by public transport	Monitor	
<ul style="list-style-type: none"> ensuring that development makes a positive contribution to enhancing existing and providing new transport infrastructure. 	Greater consideration of impact of development on transportation	Number of housing developments of 80+ dwellings approved with a transportation related Section 106 planning obligation attached per annum	100%	13

Appendix A. Replaced and Saved Policies

- A.1 The following schedule lists those saved policies from the North Dorset District-Wide Local Plan (1st Revision), that was adopted in 2003, and identifies the policy (or policies) from the North Dorset Local Plan Part 1 that replaces it.

North Dorset District-Wide Local Plan (1 st Revision) Adopted 2003		North Dorset Local Plan Part 1
Part 1: District-Wide Policies		
1. Strategy and Environment		
1.1 Sustainable Development Strategy		Policy 1 and 2
1.2 Towns for Major Growth		Policy 2, 16, 17 and 18
1.3 Towns for Moderate Growth		Policy 2, 19 and 20
1.4 Village Development		Policy 2 and 20
1.5 Small Villages and Hamlets		Policy 2 and 20
1.6 Development in the Countryside		Policy 2 and 20
1.8 Standard Assessment Criteria		Policy 2, 3, 4, 5, 6, 13, 14, 15, 22, 23, 24 and 25
1.10 Re-use of Adaptation of Buildings in the Countryside		Policy 29 and 30
1.11 Farmyards in Settlement Boundaries		Policy 29 and 30
1.15 Foul Drainage Arrangements		Policy 13
1.17 Sewage Treatment Works Protection Areas		Policy 25
1.18 Waste Recycling Centres		Policy 13
1.19 Lighting Standards		Policy 25
1.21 Alterations to Listed Buildings		Policy 5
1.22 Demolition of Listed Buildings		Policy 5
1.23 Setting of Listed Buildings		Policy 5
1.24 Character of Conservation Areas		Policy 5
1.25 Demolition in Conservation Areas		Policy 5
1.26 Advertisements in Conservation Areas		Policy 24 and 25
1.27 Shop fronts in Conservation Areas		Policy 12, 24 and 25
1.28 Archaeological Remains of National Importance		Policy 5
1.29 Archaeological Remains of Local Importance		Policy 5
1.30 Archaeological Evaluations		Policy 5
1.31 Historic Parks and Gardens		Policy 5
1.32 Areas of Outstanding Natural Beauty		Policy 4

North Dorset District-Wide Local Plan (1 st Revision) Adopted 2003	North Dorset Local Plan Part 1
1.33 Landscape Character Areas	Policy 4
1.34 International Sites of Nature Conservation Interest	Policy 4
1.35 National Sites of Nature Conservation Interest	Policy 4
1.36 Sites of Nature Conservation Importance	Policy 4
1.37 Other Landscape Features of Nature Conservation Importance	Policy 4
1.38 Protected Species and their Habitats	Policy 4
1.39 Tree Preservation Orders	Policy 24
1.40 Landscaping of New Development	Policy 15 and 24
1.41 Amenity Tree Planting	Policy 15 and 24
2. Housing	
2.1 Housing Provision	Policy 6
2.2 Making best use of housing land	Policy 7
2.3 Distribution of Development	Policy 6
2.5 Form of major housing development	Policy 7 and 24
2.6 Infill/Windfall Development within Defined Settlement Boundaries	Policy 7
2.7 Renewal of Unimplemented Consent	Not considered necessary to retain
2.8 Monitoring the Availability of Land for Housing	Monitoring is dealt with in Chapter 11 of the Local Plan Part 1.
2.9 Phasing the Release of Land for Development	Not considered necessary to retain
2.10 Density of New Development	Policy 7
2.11 Extension to Dwellings	Policy 24 and 28
2.12 Size of Site on which Affordable Housing will be sought	Policy 8
2.13 Affordable Housing within defined Settlement Boundaries	Policy 8
2.14 Rural Exception Sites for Affordable Housing	Policy 9
2.15 Replacement dwellings in the Countryside	Policy 28
2.16 Agricultural & Forestry Workers Dwellings	Policy 33
2.17 Removal of Agricultural Occupancy Conditions	Policy 33
2.18 Temporary mobile homes to meet special needs	Policy 33

North Dorset District-Wide Local Plan (1 st Revision) Adopted 2003		North Dorset Local Plan Part 1
2.19 Conversion of Property to Multiple Units		Policy 7
2.20 Residential Care Homes		Policy 7
2.21 Gypsy Sites		Policy 10 and 26
3. The Economy		
3.1 Overall Employment Strategy		Policy 11
3.3 Retention of Employment Areas and Uses		Policy 11 and 30
3.4 Employment Development within Defined Settlements		Policy 11, 16, 17, 18 and 19
3.5 Employment Development within the Countryside		Policy 30
3.6 Relocation of poorly sited village industries		Policy 30
3.7 Restrictions on employment development		Policy 25
3.8 Working from home		Policy 24
3.10 Livestock Units		Policy 24 and 25
3.11 New Livestock Markets		Not considered necessary to retain
3.12 Renewable Energy		Policy 3 and 22
3.13 Advertisements		Policy 24 and 25
3.14 Telecommunication development		Policy 13 and 20
3.15 Promotion of shopping centres		Policy 12
3.18 Local centres in Marnhull and Stalbridge		Policy 20 and 27
3.19 Out of town centre retail development		Policy 12
3.20 Design of shop fronts		Policy 12 and 24
3.21 The Retention of Village Facilities		Policy 27
3.22 Development of Local Shopping Facilities		Policy 20
3.23 Retailing within employment areas		Policy 11
3.24 Farm shops		Policy 29
3.27 Space over Commercial Premises		Not considered necessary to retain
3.28 Development of Tourist Attractions		Policy 11
3.29 Development of Built Holiday Accommodation		Policy 11 and 31
3.30 Development of Chalet, Caravan & Camping Sites		Policy 31
4. Community Facilities & Recreation		
4.1 Provision of Specialised Services		Policy 14, 16, 17, 18 and 19

North Dorset District-Wide Local Plan (1 st Revision) Adopted 2003	North Dorset Local Plan Part 1
4.2 Land Required for Educational Use	Not considered necessary to retain
4.4 Percent for Arts	Policy 13
4.6 Loss of Outdoor Sports Pitches & Other Recreational Space	Policy 15
4.7 Indoor Sports and Leisure Provision	Not considered necessary to retain
4.8 Play Areas and Amenity Open Space for Residential Estates	Policy 15
4.9 Countryside Recreation Proposals	Policy 20
4.10 Long Distance Footpaths and Cycleways	Policy 13
5. Transportation	
5.1 Non-Strategic Road Network	Policy 13
5.2 New District Distributor Road	Policy 13
5.3 Existing District Distributor Road	Policy 13
5.4 Other Rural Roads	Policy 13
5.5 New Urban Local Distributor Roads	Policy 24
5.7 Provision for Cyclists	Policy 13 and 24
5.8 Provision for Pedestrians	Policy 13 and 24
5.9 People with Mobility Impediment	Policy 13 and 24
5.10 Traffic Management & Pedestrian Priority	Policy 13 and 24
5.11 General Traffic Management	Policy 13 and 24
5.12 Traffic Calming	Policy 13 and 24
5.13 Restrictions on HGVs	Policy 13
5.14 Environmental Improvements to Highways	Policy 13
5.15 Bus Services	Policy 13
5.16 Rail Network	Policy 13
5.17 Parking Standards	Policy 23
5.18 Parking for the Disabled	Policy 23
5.19 Servicing	Policy 23
5.20 Development Obligations	Policy 13
5.33 B3092 Hinton St Mary-Sturminster Newton	Not considered necessary to retain

North Dorset District-Wide Local Plan (1 st Revision) Adopted 2003		North Dorset Local Plan Part 1
Part 2: Local Area Policies		
Blandford Forum & St Mary		
BL1		Policy 16
BL2		Policy 16
BL4		Not considered necessary to retain
BL8		Not considered necessary to retain
BL11		Not considered necessary to retain
BL13		Not considered necessary to retain
BL14		Not considered necessary to retain
Gillingham		
GH1		Policy 17
GH2		Policy 17
GH4		Policy 21
GH5		Not considered necessary to retain
GH29		Policy 17
Milton on Stour		
MS1		Policy 13
Motcombe		
MC1		Policy 13
Pimperne		
PM1		Not considered necessary to retain
Shaftesbury		
SB1		Policy 18
SB7		Not considered necessary to retain
SB14		Not considered necessary to retain

North Dorset District-Wide Local Plan (1 st Revision) Adopted 2003		North Dorset Local Plan Part 1
Stalbridge		
ST1		Policy 5 and 20
ST3		Not considered necessary to retain
Stour Provost		
SP1		Policy 13
Stour Row		
SR1		Policy 13
Stourpaine		
SE1		Not considered necessary to retain
Sturminster Newton		
SN1		Policy 19
SN2		Not considered necessary to retain
SN7		Not considered necessary to retain
SN9		Not considered necessary to retain
SN11		Not considered necessary to retain

- A.2 The following schedule of saved policies from the North Dorset District-Wide Local Plan 2003 lists those policies that will continue to be retained until reviewed in either Part 2 of the North Dorset Local Plan, that deals with site allocations, or through a neighbourhood plan.
- A.3 The Council will also have regard to the supporting text relating to the retained saved policies from the 2003 Local Plan when making development management decisions.

Retained policies from the North Dorset District-Wide Local Plan (1st Revision) Adopted 2003	Notes
1. Strategy/Environment	
1.7 Development within Settlement Boundaries	Settlement boundaries around the four main towns, Stalbridge and the eighteen larger villages in the 2003 Local Plan are retained and will continue to be used for development management purposes alongside the proposals for housing and employment growth and regeneration, as set out in Policies 16, 17, 18, 19 and 21 of this document (Local Plan Part 1) until they are reviewed either through the Local Plan Part 2 or a neighbourhood plan. The settlement boundaries defined around all other settlements in the 2003 Local Plan are removed and these settlements (listed in Appendix B of this document) will be subject to countryside policies unless new settlement boundaries are defined in neighbourhood plans or the Local Plan Part 2.
1.9 Important Open/Wooded Areas (IOWA's) within Settlements	IOWA were designated to protect the amenity and character of settlements from the pressure of infill development. They will continue to be saved until they are reviewed either through the Local Plan Part 2 or a neighbourhood plan.
1.12 River Valleys	River valleys are an important landscape feature in North Dorset; the Stour and its tributaries. Policy 1.12 states that development will not be permitted within the River Valley areas that are defined on the Proposal Maps. The policy and areas identified on the proposals map are retained and will continue to be used for development management purposes until they are reviewed through the North Dorset Local Plan Part 2 or a neighbourhood plan.

Retained policies from the North Dorset District-Wide Local Plan (1st Revision) Adopted 2003	Notes
1.16 Groundwater Source Protection	2003 Local Plan Policy 1.16 states that development which would have an unacceptable risk upon the water quality, quantity or natural flow patterns of a groundwater resource will not be permitted. It specifically identifies the Ground Water Source Protection Areas defined on the proposals map. The policy and areas identified on the proposals map are retained and will continue to be used for development management purposes until they are reviewed through the North Dorset Local Plan Part 2 in association with the Environment Agency.
1.20 Contaminated Land	Contamination is a material planning consideration and 2003 Local Plan Policy 1.20 will be retained and will continue to be used for development management purposes until updated national guidance is published.
2. Housing	
2.4 Settlement Allocations	<p>2003 Local Plan Policy 2.4 allocates a number of sites for housing development of which two sites have yet to be developed:</p> <ol style="list-style-type: none"> 1. south of the Meadows (H/15/2) shown as site E on the inset map for Gillingham 2. north of Livestock Market (H/47/2) shown as C on the inset map for Sturminster Newton <p>For Gillingham the site has been reallocated in Policy 21 of the Local Plan Part 1, but for the site in Sturminster Newton the 2003 Local Plan Policy 2.4 will be retained until it is replaced by an allocation in the North Dorset Local Plan Part 2.</p>

Retained policies from the North Dorset District-Wide Local Plan (1st Revision) Adopted 2003	Notes
3. The Economy	
3.2 Development of Defined Employment Areas	2003 Local Plan Policy 3.2 identifies a number of existing employment sites and also allocates a number of new employment sites. Existing and developed sites will continue to be protected and the sites allocated under this policy that have not been developed to date will be retained until they are reviewed through the North Dorset Local Plan Part 2.
3.16 New retail outlets in town centres	2003 Local Plan Policies 3.16 and 3.17 refer to primary and secondary shopping frontages that have been defined in the Districts four main shopping centres at Blandford, Gillingham, Shaftesbury and Sturminster Newton. These defined areas are shown on the proposals map and will continue to be used for development management purposes until they are reviewed through the North Dorset Local Plan Part 2 or in a neighbourhood plan. In the interim, in making judgements about whether a site should be considered to fall within a primary or secondary shopping frontage, the Council will also have regard to the recommended primary and secondary shopping frontages, as identified in the Joint Retail Study. In making any decisions the Council will use the most update to policy in relation to uses in these areas and this is Policy 12 of North Dorset Local Plan Part 1 that is in keeping with national policy at this time.
3.17 Change of use in retail areas	

Retained policies from the North Dorset District-Wide Local Plan (1st Revision) Adopted 2003	Notes
4. Community Facilities & Recreation	
4.3 New Community Buildings, Village Halls and Libraries	2003 Local Plan Policy 4.3 identifies land that has been reserved for new community buildings and libraries. In the towns of Shaftesbury and Gillingham the decision on the need or final location of community buildings has yet to be decided and in Blandford the site for the library on West Street has yet to be developed. These defined areas, as shown on the proposals map, together with the associated policies will therefore continue to be used for development management purposes until they are reviewed through the North Dorset Local Plan Part 2 or in a neighbourhood plan. Plans for neighbourhood halls in Blandford and Blandford St Mary have been superseded and expansion of the youth centre in Gillingham has taken place.
4.5 Provision of Outdoor Sports Pitches and other Recreational Open Space	Sites for outdoor sports pitches and other recreational uses have been reserved by 2003 Local Plan Policy 4.5. The sites, identified on the proposals map, in Blandford and Gillingham have yet to be developed so until they are reviewed through the North Dorset Local Plan Part 2 or in a neighbourhood plan they will continue to be used for development management purposes.
4.11 The Use of Redundant Railway Lines	2003 Local Plan Policy 4.11 identifies the route of the disused Somerset and Dorset railway line and its potential for recreational purposes. The route is shown on the proposals map and is protected from development. The policy and the identified route are retained and will continue to be used for development management purposes until it is reviewed through the North Dorset Local Plan Part 2 or in a neighbourhood plan.

Retained policies from the North Dorset District-Wide Local Plan (1st Revision) Adopted 2003	Notes
5. Transportation	
5.21 Safeguarding of Land	North Dorset Local Plan Part 1: Policy 16 requires a route for the Spetisbury and Chartlon Marshall Bypass to be safeguarded within the proposed housing site to the south east of Blandford St Mary. Local Plan Part 1: Policy 18 indicates that the existing route of the Shaftesbury Outer Bypass will be safeguarded. Therefore 2003 Local Plan Policies 5.21 and 5.22 will continue to be saved until the need for both schemes is reviewed. If the safeguarded routes are to be retained long term, their route will be shown in the North Dorset Local Plan Part 2 Document.
5.22 The A350 Corridor	
5.23 Durweston Cross	These 2003 Local Plan policies, which identify a number of minor highway improvement schemes, will continue to be saved until the need for the schemes is fully reviewed. Those that are retained will be included in the North Dorset Local Plan Part 2 or in a neighbourhood plan.
5.24 B3092 Primrose Hill/Hunger Hill East Stour	
5.26 A30/C21 Stour Hill Crossroads	
5.27 A350 Blandford Bypass/Milldown Road	
5.28 A30/B3092 Road Junction at East Stour	
5.29 A354/C78 Junction at Thornicombe	
5.30 B3092 Madjeston Bends	
5.31 B3092 Stour Provost Crossroads	
5.32 A357 Poolestown Bends	

Retained policies from the North Dorset District-Wide Local Plan (1st Revision) Adopted 2003	Notes
Blandford Forum & St Mary	
BL5	North Dorset Local Plan Part 1: Policy 16 identifies land off Shaftesbury Lane for employment development. This site will continue to be allocated for employment development under 2003 Local Plan Policy BL5 until superseded by an allocation in the North Dorset Local Plan Part 2.
BL6	There is a need for further sports pitches in Blandford. 2003 Local Plan Policy BL6 identifies land north of the Blandford Bypass to be developed for recreational use but the Council has been unsuccessful in taking this scheme forward. Consequently, Blandford Football Club and the Town Council are developing an alternative approach, but until this has been successfully delivered and identified in the North Dorset Local Plan Part 2, 2003 Local Plan Policy BL6 will be retained and used for development management purposes.
BL7	2003 Local Plan Policy BL7 seeks to protect the Crown Meadows and land north of the Milldown from encroaching development which would jeopardise their use as informal recreation areas. 2003 Local Plan Policy BL7 is retained and will be reviewed through the North Dorset Local Plan Part 2 or a neighbourhood plan.
BL9	These 2003 Local Plan policies for cycling schemes at Blandford will continue to be saved until the need for the schemes is fully reviewed or they are implemented. Those unimplemented schemes that are retained will be included in the North Dorset Local Plan Part 2 or in a neighbourhood plan.
BL10	

Retained policies from the North Dorset District-Wide Local Plan (1st Revision) Adopted 2003	Notes
BL16	2003 Local Plan Policy BL16 proposes minor highway improvements at Blandford Heights Industrial Estate. This policy will continue to be saved until the need for the scheme is fully reviewed and included in the North Dorset Local Plan Part 2 or in a neighbourhood plan.
Bourton	
BN1	2003 Local Plan Policy BN1 is an unimplemented employment allocation on land south of Lilac Cottage Local that was identified in 2003 Local Plan Policy 3.2 above. Existing and developed sites will continue to be protected and the sites allocated under this policy that have not been developed to date will be retained until they are reviewed through the North Dorset Local Plan Part 2 or a neighbourhood plan.
Gillingham	
GH3	2003 Local Plan Policy GH3 identifies 'areas of local character' at Gillingham. The Gillingham Town Design Statement (TDS) also identifies areas of character in the town. 2003 Local Plan Policy GH3 will be retained and used for development management purposes along with the TDS until it is reviewed through the neighbourhood planning process.
GH8	2003 Local Plan Policy GH8 allocates employment land at Park Farm that has now been partially developed. The developed portion will remain allocated employment land and the undeveloped portion will be retained as employment land if the local centre as proposed in Policy 21 is not located at that site.

Retained policies from the North Dorset District-Wide Local Plan (1st Revision) Adopted 2003	Notes
GH13	2003 Local Plan Policy GH13 allocates land west of Station Road South as a site for mixed-use regeneration. This policy, as shown on the proposals map, will continue to be used for development management purposes until it is reviewed through the North Dorset Local Plan Part 2 or in a neighbourhood plan.
GH15	North Dorset Local Plan Part 1: Policy 17 seeks to retain, enhance and extend the sports pitches at and around the secondary school. 2003 Local Plan Policy GH15 will be retained and used for development management purposes until it is reviewed through the North Dorset Local Plan Part 2 or in a neighbourhood plan.
GH16	These 2003 Local Plan policies for recreation, sport and cycling schemes at Gillingham will continue to be saved until the need for the schemes is fully reviewed or they are implemented. Those unimplemented schemes that are retained will be included in the North Dorset Local Plan Part 2 or in a neighbourhood plan.
GH17	
GH19	
GH20	
GH21	2003 Local Plan Policy GH21 protects three alternative sites for a central community hall for Gillingham. All sites, as shown on the proposals map, will continue to be safeguarded until a review of the overall provision in the town is undertaken as part of the North Dorset Local Plan Part 2 or in a neighbourhood plan.
GH22	Land allocated for cemetery provision at Stour Meadows, 2003 Local Plan Policy GH22, will continue to be retained until a review of the overall provision in the town is undertaken as part of the North Dorset Local Plan Part 2 or in a neighbourhood plan.

Retained policies from the North Dorset District-Wide Local Plan (1st Revision) Adopted 2003	Notes
GH23	Land safeguarded for extension of existing sewage treatment works, 2003 Local Plan Policy GH23, will continue to be retained until a review of the overall provision in the town is undertaken as part of the North Dorset Local Plan Part 2 or in a neighbourhood plan.
GH25	These 2003 Local Plan policies for minor highway improvements and cycling schemes at Gillingham will continue to be saved until the need for the schemes is fully reviewed or they are implemented. Those unimplemented schemes that are retained will be included in the North Dorset Local Plan Part 2 or in a neighbourhood plan.
GH27	
GH28	
GRF1	2003 Local Plan Policy GRF1 identifies the Gillingham Royal Forest Project Area to the east of the town and seeks to enhance the landscape through additional woodland planting. It also promotes low-key countryside recreation and tourism activities in the area. The policy will be retained until it is reviewed through the North Dorset Local Plan Part 2 or in a neighbourhood plan.
Kings Stag	
KS1	2003 Local Plan Policy KS1 is a minor highway improvement scheme. It is identified in the Infrastructure Delivery Plan/Local Transport Plan 3 and will continue to be saved until the scheme is completed and if necessary will be included in the North Dorset Local Plan Part 2.

Retained policies from the North Dorset District-Wide Local Plan (1st Revision) Adopted 2003		Notes
Milton on Stour		
MS2	2003 Local Plan Policy MS2 proposes a footpath/bridleway alongside the River Stour to link Milton-on-Stour with Gillingham. The proposal will continue to be retained and included in the North Dorset Local Plan Part 2, green infrastructure strategy or through the neighbourhood planning process.	
Okeford Fitzpaine		
OF1	2003 Local Plan Policy OF1 is an unimplemented employment site on land at Shillingstone Lane. Allocated in 2003 Local Plan Policy 3.2 and linked to an existing employment site off Higher Street it will continue to be retained until it is reviewed through the North Dorset Local Plan Part 2 or in a neighbourhood plan. The existing employment site is no longer in existence.	
Shaftesbury		
SB2	These policies, which seek to safeguard the character of different parts of Shaftesbury Conservation Area, will be retained and used for development management purposes. The approach to protecting the town’s character will be reviewed in the North Dorset Local Plan Part 2 or in a neighbourhood plan.	
SB3		
SB4		
SB5		
SB6		
SB8	North Dorset Local Plan Part 1: Policy 18 continues to identify land to the east of Shaftesbury for housing development. 2003 Local Plan Policies SB8 to SB10 will be retained and used for development management purposes until superseded by an allocation in the North Dorset Local Plan Part 2. In terms of movement and access some elements of 2003 Local Plan Policy SB9 may be taken forward through a neighbourhood plan.	
SB9		
SB10		

Retained policies from the North Dorset District-Wide Local Plan (1st Revision) Adopted 2003	Notes
SB11	2003 Local Plan Policy SB11 seeks contributions towards the necessary provision of community facilities in conjunction with the additional development on the eastern side of Shaftesbury. This policy will be retained as some projects are unimplemented and will be reviewed through the North Dorset Local Plan Part 2 and the Infrastructure Delivery Plan.
SB12	North Dorset Local Plan Part 1: Policy 18 identifies land south of the A30 for employment development. This site will continue to be allocated for employment under 2003 Local Plan Policy SB12 until superseded by an allocation in the North Dorset Local Plan Part 2.
SB15	These 2003 Local Plan policies for minor highway improvements and cycling schemes at Shaftesbury will continue to be saved until the need for the schemes is fully reviewed or they are implemented. Those unimplemented schemes that are retained will be included in the North Dorset Local Plan Part 2 or in a neighbourhood plan.
SB16	
SB17	North Dorset Local Plan Part 1: Policy 18 refers to a link road between the A30 and B3081 at Enmore Green. 2003 Local Plan Policy SB17 also refers to such a link and a route is defined on the Local Plan proposals map. This policy and the route will be retained, until reviewed in the North Dorset Local Plan Part 2.

Retained policies from the North Dorset District-Wide Local Plan (1st Revision) Adopted 2003	Notes
SB18	North Dorset Local Plan Part: Policy 18 indicates that the route of the Shaftesbury Outer Eastern Bypass will continue to be safeguarded. 2003 Local Plan Policy SB17 also refers to safeguarding this route, which is defined on the Local Plan proposals map. This 2003 Local Plan policy and the safeguarded route corridor will be retained, until reviewed in the North Dorset Local Plan Part 2.
Stalbridge	
ST2	This policy, which seeks to safeguard the character of different parts of Stalbridge Conservation Area, will be retained and used for development management purposes until the protection of the town's character is reviewed in a neighbourhood plan.
ST5	2003 Local Plan Policy ST5 will be retained as it considers the development of an additional permanent classroom at Stalbridge Primary School (formally known as St. Mary's CE Primary School) and parking provision. It will be reviewed in the North Dorset Local Plan Part 2 or in a neighbourhood plan.
ST6	2003 Local Plan Policy ST6 seeks to improve footpath links between the Jarvis Way area and the Town Centre. The policy will be retained for development management purposes until it is reviewed in the North Dorset Local Plan Part 2 or in a neighbourhood plan.
Sturminster Newton	
SN3	This 2003 Local Plan policy, which seeks to safeguard the character of different parts of Sturminster Newton Conservation Area, will be retained and used for development management purposes until the protection of the town's character is reviewed through the neighbourhood planning process.

Retained policies from the North Dorset District-Wide Local Plan (1st Revision) Adopted 2003	Notes
SN4	North Dorset Local Plan Part 1: Policy 19 identifies land north of the Livestock Market for housing development. This site will continue to be allocated for housing under 2003 Local Plan Policy SN4 until it is superseded by an allocation in Part 2 of the North Dorset Local Plan.
SN6	North Dorset Local Plan Part 1: Policy 19 identifies land at North Dorset Business Park (formally known as Rolls Mill) for employment development. This site will continue to be allocated for employment under 2003 Local Plan Policy SN6 until superseded by an allocation Part 2 of the North Dorset Local Plan.
SN10	This 2003 Local Plan policy for cycling schemes at Sturminster Newton will continue to be saved until the need for the schemes is fully reviewed or they are implemented. This unimplemented scheme that is retained will be included in the North Dorset Local Plan Part 2 or in a neighbourhood plan.
Winterborne Whitechurch	
WW1	This 2003 Local Plan policy which seeks to prevent permanent housing on the Lady Bailey residential caravan site will be retained and reviewed through the North Dorset Local Plan Part 2.

Appendix B. Removal of Settlement Boundaries

Retained Settlement Boundaries

- B.1 Policy 2 – Core Spatial Strategy states that the settlement boundaries around the four main towns, Stalbridge and the larger villages as shown on the proposals map of the North Dorset District-Wide Local Plan 2003 will be retained. The settlement boundaries will be retained around:
- Blandford Forum and Blandford St Mary, (on Inset Maps 2 and 2A);
 - Gillingham (Inset Maps 15 and 15A);
 - Shaftesbury (Inset Maps 37 and 37A); and
 - Sturminster Newton (Inset maps 47 and 47A).
 - Stalbridge (Inset Map 40)
 - Stalbridge – Gibbs Marsh Trading Estate (Inset Map 41)
 - Bourton (and part of Zeals) (Inset Map 3)
 - Charlton Marshall (Inset Map 7)
 - Child Okeford (Inset Map 8)
 - East Stour (Inset Map 11)
 - Fontmell Magna (Inset Map 14)
 - Hazelbury Bryan (Kingston) (Inset Map 17a)
 - Hazelbury Bryan (Pidney and Wonston) (Inset Map 17b)
 - Iwerne Minster (Inset Map 22)
 - Marnhull (Inset Map 28)
 - Milborne St. Andrew (Inset Map 30)
 - Milton Abbas (Inset Map 31)
 - Motcombe (Inset Map 33)
 - Okeford Fitzpaine (Inset Map 34)
 - Pimperne (Inset Map 35)
 - Shillingstone (Inset Map 38)
 - Stourpaine (Inset Map 45)
 - Winterborne Kingston (Inset Map 57)
 - Winterborne Stickland (Inset Map 58)
 - Winterborne Whitechurch (Inset Map 59)
- B.2 These settlement boundaries will continue to be used for development management purposes alongside the proposals for housing and employment growth and regeneration, as set out in Policies 16, 17, 18, 19 and 21 of this document until reviewed either through the North Dorset Local Plan Part 2 or a neighbourhood plan.

Removed Settlement Boundaries

- B.3 Policy 2 also indicates that the settlement boundaries around all other settlements as shown on the proposals map of the North Dorset District-Wide Local Plan 2003 have been removed. The settlement boundaries that have been removed are listed in Figure B.1 below.

Figure B.1: List of Settlements from which Settlement Boundaries have been removed

Settlement	2003 Local Plan Inset Map Number
Ashmore	1
Bryanston	4
Buckhorn Weston	5
Cann Common	6
Compton Abbas	9
Durweston	10
Farnham	12
Fifehead Magdalen	13
Glanvilles Wootton	16
Hilton	18
Hinton St. Mary	19
Ibberton	20
Iwerne Courtney (Shroton)	21
Kings Stag	23
Kington Magna	24
Lydlinch	25
Manston	26
Mappowder	27
Melcombe Bingham and Ansty	29
Milton on Stour	32
Pulham	36
Spetisbury	39
Stour Provost	43
Stour Row	44
Stourton Caundle	46

Settlement	2003 Local Plan Inset Map Number
Sutton Waldron	48
Tarrant Gunville	49
Tarrant Hinton	50
Tarrant Keyneston	51
Tarrant Monkton and Tarrant Launceston	52
West Stour	55
Winterborne Houghton	56
Winterborne Zelston	60

- B.4 The removal of these boundaries means that the settlements in the figure above are subject to countryside policies. A local community would, however, be able to establish a new settlement boundary, within which infill development could take place, either in a neighbourhood plan, or in the site allocations of the North Dorset Local Plan Part 2.

Changes to the Proposals Map

- B.5 The removal of the settlement boundaries from the settlements listed in the figure above requires changes to the adopted proposals map from the 2003 Local Plan. The Council has produced a set of maps showing the individual boundaries that have been removed.

Appendix C. Standards and Guidance for Parking Provision

Introduction

- C.1 This appendix provides guidance on the provision of parking associated with new development in respect of cars, motorcycles and bicycles as well as provision for people with impaired mobility. It supports policies in the Local Plan Part 1 which aim to promote more sustainable transport in North Dorset and should be read in conjunction with Policy 23 - Parking, which relates parking requirements to the acceptability or otherwise of development proposals. The levels of parking to be provided reflect the need to promote sustainable travel choices and reduce reliance on the private car. This appendix reflects and draws from existing policy, national and other guidance, and examples of best practice.
- C.2 The standards and guidance set the Council's requirements for residential and non-residential vehicle and cycle parking unless a different level of provision can be justified by local or site-specific circumstances.

Residential Car Parking

- C.3 The Council's residential car parking guidance is based on detailed car parking evidence contained in the Dorset Residential Car Parking Study (DRCPS)³⁷³, which is used in making calculations using a standardised, tabulated, approach that draws on tables of derived local data. The basic approach has moved on from the concept of a set of basic standards applied in a broad-brush way to greater consideration of the location of individual sites, dwelling types and their relationship to actual levels of allocated and unallocated car parking demand.

Garages

- C.4 Garages³⁷⁴ with internal dimensions of 6 metres x 3 metres or above will count as allocated parking spaces. However, evidence shows that garages are often not used for parking cars so extra unallocated parking of 0.5 spaces per garage will be required to take account of this.

Car Parking for Developments of More than Five Dwellings

- C.5 For larger developments (of more than 5 dwellings) calculations are required to set the level of allocated and unallocated parking spaces necessary for a development³⁷⁵. The process is illustrated in the worked example in the DRCPS.

³⁷³ This can be found at <http://www.dorsetforyou.com/media.jsp?mediaid=147523&filetype=pdf>

³⁷⁴ Car ports are not included.

³⁷⁵ The various Tables used in the calculations are contained in Volume 1 of the Dorset Residential Car Parking Study.

The total allocated and unallocated spaces are added together to generate the parking demand of the development.

- C.6 When looking at parking requirements, developers may wish to explore different options with regard to the relative proportions of allocated and unallocated parking provision and the number of garages in pre-application discussions with Planning Officers.

Car Parking for Developments of Five Dwellings or Fewer

- C.7 There is unlikely to be sufficient land on smaller developments to enable the effective use of allocated and unallocated spaces so the standards for allocated spaces shown in Figure C.1 will be applied to developments of 5 dwellings or fewer in the District:

Figure C1: Parking Provision for Developments of Five Dwellings or Fewer

Number of bedrooms	Number of parking spaces
1	1
2	1 or 2
3	2
4	2 or 3

- C.8 In terms of unallocated spaces, a minimum of 1 space will be required in the above circumstances.

Residential Cycle Parking

- C.9 Cycling is a leisure pursuit which has seen substantial growth in recent years. The greatest increase has been in off-road cycling but road based trips have increased in frequency and distance. Cycling is encouraged as a sustainable means of transport - some 15% more vehicle miles were travelled in 2010 than in 2007 and 2% of adults travelled to work by cycle in 2011³⁷⁶, 40% of all miles cycled being trips to work in 2010³⁷⁷. It is anticipated that more facilities will be required in the future for parking cycles. In North Dorset, more people cycle at least once a month than the national average.
- C.10 The Manual for Streets states³⁷⁸ that authorities should provide enough convenient and secure cycle parking, for both occupiers and visitors, at people's homes and other locations to encourage the use of cycles. In residential

³⁷⁶ Statistical Release 16, Department for Transport (April 2013).

³⁷⁷ House of Commons Library: Road Cycling Statistics (February 2012).

³⁷⁸ Manual for Streets, Department for Transport (March 2007).

developments, access to cycle storage should be at least as convenient as access to car parking.

- C.11 The majority of all car journeys made are less than five miles. One viable alternative for those journeys is the bicycle. The amount of good quality cycle parking in developments should be increased to promote more cycle use. This will not only reduce air/noise pollution and provide more space on the streets but also improve the health and fitness of the cyclist. In order to make cycling a practical alternative, people need somewhere convenient and safe to store their bicycles when they are at home.

Residential Cycle Space Provision

- C.12 To this end, the Council expects residential cycle parking provision to meet the minimum requirements presented in Figure C2 which have been developed from the Code for Sustainable Homes³⁷⁹ to ensure that new development includes adequate provision for cycling as a sustainable means of travel.
- C.13 Where individual or communal cycle storage is provided, it should be secure, weatherproof and conveniently located in relation to the residential dwelling. The requirements for cycle provision for all residential developments are set out below.

Figure C2: Cycle Parking Provision for Residential Development

Development type	Cycle storage requirement
Studios or 1 bedroom dwellings	1 cycle space for every two dwellings
2 and 3 bedroom dwellings	1 cycle space per dwelling
4 bedrooms and above	2 cycle spaces per dwelling
Studios or 1 bedroom dwellings	1 cycle space per dwelling
2 and 3 bedroom dwellings	2 cycle spaces per dwelling
4 bedrooms and above	4 cycle spaces per dwelling

- C.14 The Council encourages as high a level of provision as possible to be achieved and, in recognition of the continuing growth in the use of cycles, will seek significant provision of cycle parking/storage wherever possible.

Residential Cycle Storage Standards

- C.15 The nature of storage made available will be expected to be at least to the standards set out below. Cycles may be stored in any of the following:

³⁷⁹ Code for Sustainable Homes - Technical Guide (Version 2), DCLG (May 2009) (Energy and CO₂ Emissions category, Issue 8).

- garage or shed;
 - external or internal communal cycle store; or
 - proprietary system.
- C.16 Adequately sized storage - The minimum storage area required to store cycles on the floor should include space to allow the cycles to be moved independently:
- 1 cycle: 2m long x 0.75m wide.
 - 2 cycles: 2m long x 1.5m wide.
 - 4 cycles: 2m long x 2.5m wide.
- C.17 Alternatively, where a proprietary storage or hanging system is provided, the space requirements are flexible but the system must allow each cycle to be removed independently and meet all other criteria. Where cycle storage is provided in a shed, a minimum of 1 square metre is required for garden tools (in addition to the above dimensions). The shed should be securely fixed on a concrete foundation. Where cycle storage is provided in a garage³⁸⁰, adequate space must be provided to store both the cycle(s) and the car(s) at the same time.
- C.18 Storage areas above should be added to the typical minimum garage sizes:
- 2.4m x 4.9m for a single garage; and
 - 5m x 5.2m for a double garage.
- C.19 Under the residential car parking standards, a garage will only count as a parking space if its dimensions are a minimum of 6m x 3m. This would enable parking to be incorporated to standard for up to 4 cycles.
- C.20 Secure storage – secure storage is defined as the provision of a fully enclosed solid structure with a secure entrance lock³⁸¹ and/or secure fixings³⁸² depending on the situation and solution³⁸³.
- C.21 Convenient access – there should be easy and direct access from/to the dwelling(s) and from/to the cycle store to a public right of way. Communal cycle store(s) should be located within 100m at most from the front door of a dwelling or the main entrance to a block of flats.
- C.22 Weather protection – adequate protection from the elements should be provided. This would normally mean at least a roof and three sides/walls.

³⁸⁰ For double garages, it must be assumed that each garage space is occupied by a car.

³⁸¹ This must be a permanent lock (not a padlock) that conforms to BS 3621:2004.

³⁸² A steel fixing set in concrete (or similar solid foundations/hardstanding) to manufacturer's instructions, which allows both the wheel and frame to be locked securely. An example of a secure fixing would be the 'Sheffield' type frame.

³⁸³ Further details may be found in the Code for Sustainable Homes.

Residential Motorcycle Parking

- C.23 Developers should be aware that demand for motor cycle parking is rising. Some 5% of new registered vehicles³⁸⁴ now are powered two wheelers³⁸⁵, of which the great majority are motorcycles. Consequently, the Council will promote specific provision for motorcycle parking where possible. Guidance is available³⁸⁶ to assist developers in making that provision.
- C.24 In private residential parking situations, motorcyclists may be able to use car parking spaces but it will usually be appropriate to provide designated motorcycle parking areas, particularly:
- where there is a high density of development and where car parking is likely to be intensively used; and
 - where demand for motorcycle parking is expected to be significant.
- C.25 Where more than 5 car parking spaces are being provided to serve a new development, the Council will expect a minimum of 1 motorcycle space to be provided or 1 motorcycle space for every 20 car parking spaces, whichever is the greater, unless a different level of provision can be justified by local or site-specific circumstances.

Residential Parking for People with Impaired Mobility

- C.26 In communal parking areas or residential developments designed for older people, 2 parking spaces for disabled people should be provided for every 25 spaces. At residential developments for elderly people, 1 parking space for disabled people should be provided for every 10 spaces.

Non-Residential Parking

- C.27 Non-residential parking has different requirements to residential due to the focussing of demand in specific locations and the variety of land uses which attract car-borne users. In addition, parking may be required for staff and delivery vehicles as well as visitors.

Non-Residential Car, HGV and Cycle Parking Guidelines

- C.28 Car parking for non-residential uses should be provided to the extent set out in Figure A3 (which also indicates, where appropriate, the level of HGV and cycle parking which will be expected)³⁸⁷.

³⁸⁴ Transport Statistics Great Britain: 2009 edition, Department for Transport (26 November 2009).

³⁸⁵ Motorcycles, scooters and mopeds predominantly.

³⁸⁶ For example, Traffic Advisory Leaflet 02/2002: Motorcycle Parking, Department for Transport (March 2002) and Guidelines for Motorcycling - Institute of Highway Incorporated Engineers (March 2008).

³⁸⁷ Note: Floorspace relates to Gross Floor Area.

Figure C3: Parking Provision for Non-Residential Development

Use Class		Car and HGV parking	Cycle parking
A1 Retail	Food and non-Food Retail: less than 500m ²	1 per 20m ² + 1 per 100m ² for staff	1 per 250m ²
A1a	Non-Food Retail: greater than 500m ²	1 per 20m ² + 1 per 2 full-time staff + 1 HGV space per 1000m ²	First 500 m ² at 1 per 250m ² , then 1 per 1000m ²
A1b	Food Retail: greater than 500m ²	1 per 14m ² + 1 per 2 full-time staff + 1 HGV space per 1000m ²	1 per 350m ²
A2	Financial & Professional Services/Banks/Estate Agents/Building Societies	1 per 30m ²	1 per 125m ²
A3/A4/ A5 Food and Drink	Restaurants/Cafes/Public Houses/Bars/Takeaways	1 per 15m ² 1 per 2 full-time staff	1 per 100m ²
B1	Business Offices	1 per 30m ²	1 per 125m ²
B2	General Industrial	1 per 30m ² + 1 HGV space per 250m ²	1 per 500m ²
B8	General Warehouse and Distribution	1 per 200m ² + 1 HGV space per 250m ²	1 per 500m ²
C1	Hotels and Hostels	1 per bedroom + 1 per 2 full-time staff	Individual assessment
C2 C2a	Residential Institutions and Hospitals	1 per 4 staff + 1 per 3 visitors	Individual assessment
C2b	Nursing Homes/Care Homes	1 per 4 beds + 1 per 2 full-time staff	Individual assessment
D1 D1a	Non-Residential Institutions/Places of Worship/Church Halls/Public Halls	1 per 5m ²	Individual assessment
D1b	Clinics/Health Centres/Surgeries	2 per consulting room + 1 for every full-time staff	Individual assessment
D1c	Libraries	1 per 25m ²	Individual assessment
D1d	Art Galleries and Museums	1 per 40m ²	Individual

Use Class		Car and HGV parking	Cycle parking
			assessment
D1e & D1f	Schools	1 per 2 full-time staff + visitor + disabled provision	Individual assessment
D2 D2a	Assembly and Leisure Cinemas/Conference Halls	1 per 5 seats	Individual assessment
D2c	Function Rooms	1 per 20m ²	Individual assessment
Sui Generis	Petrol Filling/Service stations	1 per 2 staff + 1 per 3 service bays	Individual assessment
	Car Dealerships (with external display)	1 per 2 staff + 1 per 10 forecourt cars (+ consider transporter delivery provision)	Individual assessment
	Commercial Display Showrooms	1 per 100m ² + 1 per 2 full-time staff	Individual assessment

Non-Residential Cycle Parking

- C.29 Cycle parking for non-residential uses should be provided in line with Cycling England guidance³⁸⁸ and cycle parking providers generally should refer to Department for Transport (DFT) advice³⁸⁹. However, if individual assessment is indicated in Figure 3 then the Council will look for at least 1 cycle parking space for every 5 car parking spaces with a minimum of 1 space. The needs of short stay users and long stay users vary and ease of access needs to be balanced with security. Staff and other long stay cycle parking should be located close to entrances and closer than any car parking; that cycle parking needs to be secure and well lit. Short stay cycle parking should also be secure and close to the building but may not be covered. It may be better on larger sites to design clusters of cycle parking.

Non-Residential Motorcycle Parking

- C.30 Motorcyclists prefer to park close to their destination, in places where they can secure their machine. Motorcycle parking facilities that fail to meet these requirements will probably be overlooked in favour of informal spaces that are

³⁸⁸ This can be found at <http://www.dft.gov.uk/cyclingengland/gallery/engineering-planning/cycle-parking/>

³⁸⁹ Traffic Advisory Leaflet 05/2002: Key Elements of Cycle Parking Provision, Department for Transport (July 2002).

considered more suitable by owners but which may be inconvenient if not hazardous to others.

C.31 As in residential situations, security is an important issue - visible locations will be preferable to others which may be out of the way. Motorcyclist may use car parking spaces but this is not an efficient use of parking areas and designated motorcycling parking spaces are especially preferable for:

- town centre developments and large developments such as superstores where there is a high density of development and where car parking is likely to be intensively used; and
- leisure and other facilities or venues where there is likely to be substantial demand for motorcycle parking.

C.32 Where more than 5 car parking spaces are being provided to serve a new development, the Council will expect at least 2 motorcycle spaces to be provided or 1 motorcycle space for every 20 car parking spaces, whichever is the greater, unless a different level of provision can be justified by local or site-specific circumstances.

Non-Residential Parking for People with Impaired Mobility

C.33 The Council recognises the needs of people who do not have full mobility and seeks to provide adequate parking for them. Parking spaces for those people should be provided with reference to Figure C4, based on guidance from the DFT³⁹⁰, and should be located as close as possible to the access points of the development or facilities they serve.

Figure C4: Non-Residential Parking Provision for People with Impaired Mobility

Car park use	Car park size	
	Up to 200 spaces	Over 200 spaces
Employees and visitors	Individual bays for each disabled employee plus 2 spaces or 5% of total capacity whichever is greater	6 spaces plus 2% of total capacity
Shopping, recreation and leisure	3 spaces or 6% of total capacity whichever is greater	4 spaces plus 4% of total capacity

C.34 These are minimum levels of provision and additional spaces may be required for hotels and other places that cater for large numbers of people with impaired mobility, especially food superstores.

³⁹⁰ Traffic Advisory Leaflet 05/1995: Parking for Disabled People, Department for Transport (April 1995).

Appendix D. Glossary of Terms

- D.1 This glossary of terms is intended as a user-friendly guide to explain common planning terms as well as defining some other terms which feature in the Local Plan. It does not necessarily provide the legal definition of each term as set out in statute or national guidance.
- D.2 This glossary includes excerpts from the National Planning Policy Framework (NPPF) and from the Planning Portal which provides an extensive online glossary document of planning and land use related terms:
<http://www.planningportal.gov.uk/general/glossaryandlinks/glossary/>

Term	Explanation
Affordable Housing	Affordable housing: Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision. A full definition is available on page 50 of the NPPF.
Agriculture	Agriculture is defined under Section 336(1) of the Town and Country Planning Act 1990, as amended by Planning and Compensation Act 1991, as including: horticulture, fruit growing, seed growing, dairy farming, the breeding and keeping of livestock (including any creature kept for the production of food, wool, skins or furs, or for the purpose of its use in the farming of land), the use of land as grazing land, meadowland, osier land, market gardens and nursery grounds, and the use of land for woodlands (where ancillary to other agricultural purposes).
Amenity	A positive element or elements that contribute to the overall character or enjoyment of an area. In the Local Plan the main aspects of amenity are considered to be: privacy and private open space; sunlight and daylight; artificial light intrusion; noise and vibration; and unpleasant emissions (such as odour, fumes etc.).
Annual Monitoring Report (AMR)	A report produced by local planning authorities assessing progress with and the effectiveness of local plans.
Area of Outstanding Natural Beauty (AONB)	An area with statutory national landscape designation, the primary purpose of which is to conserve and enhance natural beauty. Together with National Parks, AONBs represent the nation's finest landscapes. AONBs are designated by Natural England.

Term	Explanation
Biodiversity	The whole variety of life encompassing all genetics, species and ecosystem variations, including plants and animals.
Brownfield Land and Sites	Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure. Also see 'Previously Developed Land'.
Comparison goods	Retail items that are not bought on a frequent basis, for example televisions and white goods (fridges, dishwashers etc). Customers often compare items and prices between several of these stores before making a purchase.
Community Infrastructure Levy (CIL)	A levy allowing local authorities to raise funds from owners or developers of land undertaking new building projects in their area.
Community Travel Exchange Hubs	Community travel exchange hubs are a concept promoted through the North and north East Dorset Transport Study, which aims not only to enable residents to travel to other services and facilities outside their village but also seeks to bring services to rural settlements.
Conservation Area	Areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.
Convenience Goods	Everyday essential items, such as food.
Countryside	Land outside of the settlement boundaries for the towns and larger villages identified in Local Plan Part 1.
Curtilage	The area normally within the boundaries of a property surrounding the main building and used in connection with it. In terms of a house and garden, the garden normally forms the curtilage of the property.
Designated Heritage Asset	World heritage site, scheduled monument, listed building, protected wreck site, registered park and garden, registered battlefield or conservation area designated under the relevant legislation.
Department for Communities and Local Government (DCLG)	DCLG is a ministerial department, supported by 11 agencies and public bodies , that seeks to move decision-making power from central government to local councils.
Department for Transport (DFT)	DFT is a ministerial department, supported by 23 agencies and public bodies , involved in a wide variety of transport matters, including providing strategic transport guidance, dealing with safety issues and publishing a wide range of statistics.

Term	Explanation
Developer Contribution	The provision of services, infrastructure, facilities etc. by a developer, either on site or through a financial contribution to the local authority. Typically, any financial contribution will be paid to the Council who will then use the money to provide the necessary facilities within an agreed timescale.
Development	Development is defined under the Town and Country Planning Act 1990, as amended by the Planning and Compensation Act 1991, as: 'the carrying out of building, engineering, mining or other operation in, on, over or under land, or the making of any material change in the use of any building or other land.' Most forms of development require planning permission (see also 'Permitted Development').
Development and Design briefs	A document that outlines detailed planning requirements for the development of a site. It is subject to public consultation prior to publication.
Development Management	The process whereby a local planning authority receives and considers the merits of a planning application and whether it should be given permission having regard to the development plan and all other material considerations. The development management policies (Policies 22 to 33) provide a clear framework for assessing the acceptability of certain types of development that topic-based policies (1 to 15) and place-based policies (16 to 20) permit in principle. In some circumstances they also set the standards for the provision of certain items that are required by policies themselves.
Development Plan	A document setting out the local planning authority's policies and proposals for the development and use of land and buildings in the authority's area. This includes adopted local plans and neighbourhood plans, and is defined in section 38 of the Planning and Compulsory Purchase Act 2004. The development plan guides and informs day-to-day decisions as to whether or not planning permission should be granted. Section 54A of the Town and Country Planning Act 1990, as amended by the Planning and Compensation Act 1991, requires that decisions should be made in accordance with the development plan unless material considerations indicate otherwise.
Development Plan Documents (DPDs)	Development plan documents are prepared by local planning authorities. All DPDs must be subject to rigorous procedures of community involvement, consultation and independent examination, and adopted after receipt of an inspector's report. Once adopted, development management decisions must be made in accordance with them unless material considerations indicate otherwise.

Term	Explanation
Diversification	The action of diversifying existing economic activity into new areas of business in order to broaden the return on capital or assets.
Edge-of-Centre	For retail purposes, a location that is well connected and up to 300 metres from the primary shopping area. For all other main town centre uses, a location within 300 metres of a town centre boundary. For office development, this includes locations outside the town centre but within 500 metres of a public transport interchange. In determining whether a site falls within the definition of edge of centre, account should be taken of local circumstances.
Employment Land Review (ELR)	An assessment of the demand for and supply of land for employment purposes. The suitability of sites for employment development are assessed to safeguard the best sites in the face of competition from other higher value uses and help identify those which are no longer suitable for employment development which should be made available for other uses.
Environment Agency	The Environment Agency is a government body that aims to prevent or minimise the effects of pollution on the environment and issues permits to monitor and control activities that handle or produce waste. It also provides up-to-date information on waste management matters and deals with other matters such as water issues including flood protection advice.
Environmental Impact Assessment (EIA)	A procedure to be followed for certain types of project to ensure that decisions are made in full knowledge of any likely significant effects on the environment.
Evidence base	The information and data gathered by local authorities to justify the soundness of the policy approach set out in development plan documents, including physical, economic and social characteristics of an area.
Flood Risk Assessment (FRA)	An assessment of the likelihood of flooding in a particular area so that development needs and mitigation measures can be carefully considered.
Green Belt	A designation for land around certain cities and large built-up areas, which aims to keep this land permanently open or largely undeveloped. There is no green belt in North Dorset.
Greenfield Land	Land (or a defined site), usually farmland or residential gardens that have not previously been developed. Not to be confused with the term 'green belt'.
Groundwater	Water held in water-bearing rocks and spaces underground. It sustains the flow of water in rivers and is an essential source of water for public supply, industry and agriculture.

Term	Explanation
Gypsies and Travellers (see also Travelling Showpeople)	In Planning Policy for Traveller Sites, DCLG (March 2012) Gypsies and Travellers are defined (for planning purposes) as 'persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependents' educational or health needs or old age have ceased to travel temporarily or permanently, but excluding members of an organised group of travelling show people or circus people travelling together as such'.
Hectare (Ha)	A unit of land area equivalent to 10,000 square metres or 0.01 of a square kilometre. One hectare is approximately equal to 2.5 acres.
Heritage Asset	A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).
Historic England	Government advisors with responsibility for all aspects of protecting and promoting the historic environment. Historic England is responsible for advising the Government on the listing of historic buildings.
Highways England	Highways England is an executive agency of the Department for Transport responsible for operating, maintaining and improving the strategic road network in England.
High Value Businesses (or high value added businesses)	High value (added) activities are any activities that are knowledge-intensive, irrespective of whether they involve products, processes or services. These activities create high-value jobs that lead to increased productivity and drive innovation.
Historic Environment	All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.
Infilling	In North Dorset, infilling is residential development within settlement boundaries. Examples of the types of development within settlement boundaries that could be considered infilling include: replacement development; regeneration; the sub-division of properties; and development on vacant plots of land.
Intermediate Housing	See 'Affordable Housing'.
Key Workers	People who work in certain public sector jobs, like NHS clinical staff, who are eligible for help to buy a home through government schemes.

Term	Explanation
Legal Agreement	A legally binding contract, between a developer and a local planning authority that constitutes a planning obligation.
Listed Building	A listed building is a building of special architectural or historic interest. Listed buildings are graded I, II* or II with grade I being the highest. Listing includes the interior as well as the exterior of the building and any buildings or permanent structures (e.g. wells within its curtilage). Historic England is responsible for designating buildings for listing in England.
Local Centre	A group of small-scale shops and perhaps limited service outlets of a local nature (for example, a suburban housing estate) serving a small catchment. Sometimes also referred to as a local neighbourhood centre. By way of guidance, the Council considers that small-scale retail, to meet some of the day-to-day needs of residents and employees, is likely to involve a small A1 shop (i.e. under 280 square metres, and therefore not covered by Sunday trading restrictions) and a number of smaller supporting units for other complementary uses.
Local Community Partnership	There are four local community partnerships in North Dorset that bring together representatives from the local statutory, voluntary, community and private sectors to address local problems, allocate funding and discuss strategies and initiatives.
Local Enterprise Partnership (LEP)	An LEP is a voluntary partnership between local authorities and businesses formed in 2011 by the Department for Business, Innovation and Skills to help determine local economic priorities and lead economic growth and job creation within its local area. North Dorset is part of the Dorset LEP.
Local Green Space	Local green space designation is a way to provide special protection against development for green areas of particular importance to local communities. National policy and guidance on Local green space is set out in paragraphs 76 to 78 of the NPPF and paragraphs 37-005-20140306 to 37-022-20140306 of the PPG respectively.
Local Housing Need	Housing requirements generated by the resident population rather than by in-migration.
Local Nature Reserve (LNR)	LNRs contain habitats of at least local significance. They are designated by local authorities where protection and public understanding of nature conservation is encouraged.
Local Plan	The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted or saved under the Planning and Compulsory Purchase Act 2004.

Term	Explanation
Local Plan Part 1	Part 1 of the North Dorset Local Plan – 2011 to 2031 (this document) sets out the strategic planning policies for the District.
Local Plan Part 2	Part 2 of the North Dorset Local Plan – 2011 to 2031 (a subsequent document) will allocate specific sites for housing and employment growth in the main towns and will include a review of other land allocations and settlement boundaries. Work will commence on Part 2 of the Local Plan following adoption of Part 1 (this document).
Local Planning Authority	The local authority or council empowered by law to exercise planning functions. County councils are the planning authority for waste and minerals matters.
Local Transport Plan (LTP)	The LTP is an integrated transport strategy, prepared by the County Council in partnership with the community.
Localism Act	The Localism Act has devolved greater powers to councils and neighbourhoods and given local communities more control over housing and planning decisions.
Market housing	Private housing for rent or for sale, where the price is set in the open market.
Material Consideration	A matter that should be taken into account in deciding a planning application or an appeal against a planning decision.
Mitigation Measures	These are measures requested/carried out in order to limit the damage by a particular development/activity.
Mixed-use (or Mixed-use development)	Provision of a mix of complementary uses, such as residential, community and leisure uses, on a site or within a particular area.
National Planning Policy Framework (NPPF)	The NPPF sets out the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so. It provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities.
Neighbourhood Plans	A plan prepared by a parish council or neighbourhood forum for a particular neighbourhood area (made under the Planning and Compulsory Purchase Act 2004).
Open Space	All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.

Term	Explanation
Parish Plans	A parish plan is a statement of how the local community sees itself developing over the next few years. It should reflect the views of all sections of the community, identify local problems and opportunities, and say how the residents want their community to develop. Most parishes in the District have produced a parish plan.
Permitted Development (PD)	Permission to carry out certain limited forms of development without the need to make an application to a local planning authority, as granted under the terms of the Town and Country Planning (General Permitted Development) Order 1995 as amended. Also known as Permitted Development Rights.
Planning Condition	A condition imposed on a grant of planning permission (in accordance with the Town and Country Planning Act 1990) or a condition included in a Local Development Order or Neighbourhood Development Order.
Planning Obligation (and Agreement)	A legally enforceable obligation entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal. Sometimes called Section 106 agreements.
Planning Practice Guidance (PPG)	The PPG is a web-based resource providing more detailed national practice guidance on planning matters. It expands and adds to national policy in the NPPF.
Previously Developed Land (PDL)	Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.
Primary Shopping Area	Defined area where retail development is concentrated (generally comprising the primary and those secondary frontages which are adjoining and closely related to the primary shopping frontage).
Primary Shopping Frontage	Primary frontages are likely to include a high proportion of retail uses which may include food, drinks, clothing and household goods.

Term	Explanation
Ramsar Site	Wetland of international importance, designated under the 1971 Ramsar Convention.
Regeneration	<p>At its core, regeneration is about concerted action to address the challenges and problems faced by the community of a particular place. It's about widening opportunities, growing the local economy, and improving people's lives. But beyond that high-level definition, it is not for this document to define what regeneration is, what it should look like, or what measures should be used to drive it.</p> <p>Local communities either through Part 2 of the Local Plan or neighbourhood plans need to define the boundaries of the identified regeneration areas and prepare a vision as to what it should look like. Measures used to drive will depend on the local characteristics, challenges and opportunities.</p>
Registered Social Landlords (RSLs)	Organisations that provide affordable housing. Most housing associations are RSLs.
Renewable Energy	Includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).
Representations	Comments made on consultation documents by members of the public, statutory bodies and so on.
Rural Exception Sites	Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. Small numbers of market homes may be allowed at the local authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.
Rural Hinterland	An area of largely undeveloped countryside around a larger town, which relies on the town for the provision of higher level services, such as shopping and education.
Scheduled Monument	Nationally important monuments usually archaeological remains, that enjoy greater protection against inappropriate development through the Ancient Monuments and Archaeological Areas Act 1979.

Term	Explanation
Secondary Shopping Frontage	A retailing area, secondary to the primary shopping frontage that provides greater opportunities for a diversity of uses such as restaurants, cinemas and businesses.
Sequential Test	A planning principle that seeks to identify, allocate or develop certain types or locations of land before others. For example, brownfield housing sites before greenfield sites, or town centre retail sites before out-of-centre sites.
Settlement Boundaries	<p>A policy tool used to direct development for general needs inside settlement boundaries and to protect the countryside from encroachment. The settlement boundaries for the towns and larger villages* are shown on the proposals map. Neighbourhood plans or the North Dorset Local Plan Part 2 may replace or alter the boundaries for settlements where justified.</p> <p><u>*Towns</u>: Blandford, Gillingham, Shaftesbury, Sturminster Newton and Stalbridge.</p> <p><u>Larger villages</u>: Bourton, Charlton Marshall, Child Okeford, East Stour, Fontmell Magna, Hazelbury Bryan, Iwerne Minster, Marnhull, Milborne St Andrew, Milton Abbas, Motcombe, Okeford Fitzpaine, Pimperne, Shillingstone, Stourpaine, Winterborne Kingston, Winterborne Stickland and Winterborne Whitechurch.</p>
Social-Rented Housing	See 'Affordable Housing'.
Special Area of Conservation (SAC)	Area given special protection under the European Union's Habitats Directive, which is transposed into UK law by the Habitats and Conservation of Species Regulations 2010
Special Protection Area (SPA)	Area which has been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds found within European Union countries. They are European designated sites, classified under the Birds Directive.
Site of Special Scientific Interest (SSSI)	A site designated by Natural England under the Wildlife and Countryside Act 1981 as an area of special interest by reason of any of its flora, fauna, geological or physiographical features (plants, animals and natural features relating to the Earth's structure).
Site of Nature Conservation Interest (SNCI)	A locally important site for nature conservation adopted by a local authority for planning purposes. (See also 'Local Nature Reserve').

Term	Explanation
Strategic Flood Risk Assessment (SFRA)	A Level 1 Strategic Flood Risk Assessment (SFRA) is a desk-based study that uses existing information and climate change modelling. Where development is proposed in locations where flooding may be an issue, site-specific flood risks should be examined in more detail in a Level 2 SFRA.
Strategic Housing Market Assessment (SHMA)	A SHMA provides information on the level of need and demand for housing and the opportunities that exist to meet it. It determines how the distribution of need and demand varies across the plan area and considers future demographic trends and identifies the accommodation requirements of specific groups. The Bournemouth/Poole SHMA covers the whole of the District.
Strategic Housing Land Availability Assessment (SHLAA)	A technical study that seeks to: identify potential housing sites in an area; assess how much housing development each site could accommodate; and assess when each site could be brought forward for development.
Sustainable Drainage Systems (SuDS)	A wide range of drainage techniques (for example, the use of grass swales, porous paths, wet and dry ponds, storm water wetlands etc.) used with developments to help return excess surface runoff to natural watercourses (rivers, streams, lakes etc.) without negatively affecting people and the environment.
Supplementary Planning Documents (SPDs)	Supplementary planning documents add further detail to the policies in a local plan and can cover a range of issues, both thematic and site specific. They do not form part of the development plan and they are not subject to independent examination, but they are capable of being a material consideration in planning decisions.
Sustainable Community Strategy (SCS)	A strategy which promotes the economic, environmental and social well-being of the area. It co-ordinates the actions of local public, private, voluntary and community sectors.
Sustainable Development	A widely used definition drawn up by the World Commission on Environment and Development in 1987 is: 'Development that meets the needs of the present without compromising the ability of future generations to meet their own needs.' The Government believe that the purpose of the planning is to help achieve sustainable development.

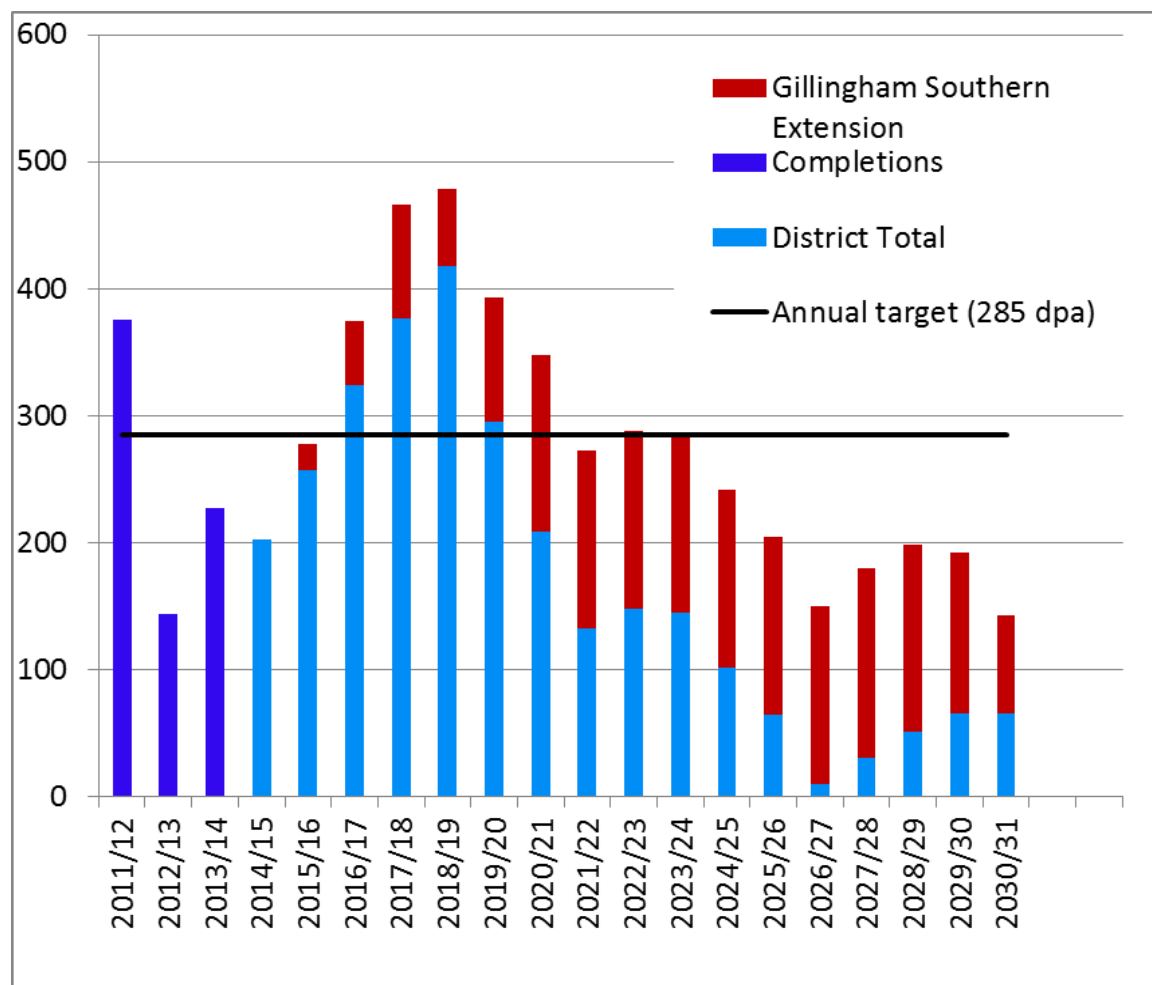
Term	Explanation
Sustainable Transport	The term 'sustainable transport' is used to describe modes of transport, and systems of transport planning, which are consistent with wider concerns of sustainability. Sustainable transport modes include any efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, low and ultra-low emission vehicles, car sharing and public transport.
Tenure	Refers to the way in which a property is held e.g. freehold, leasehold, shared equity or rented.
Travel Plan (TP)	A long-term management strategy for an organisation or site that seeks to deliver sustainable transport objectives through action and is articulated in a document that is regularly reviewed.
Travel Assessment (TA)	A Transport Assessment is a comprehensive and systematic process that sets out transport issues relating to a proposed development. It identifies what measures will be taken to deal with the anticipated transport impacts of the scheme and to improve accessibility and safety for all modes of travel, particularly for alternatives to the car such as walking, cycling and public transport. The NPPF states that all developments that generate significant amounts of movement should be supported by a Transport Statement or Transport Assessment and submitted with a planning application for the development. It will then be used to determine whether the transport impact of the development is acceptable.
Transport Statement (TS)	A Transport Statement is a simplified Transport Assessment and is used for smaller-scale developments that will not have a major impact on the transport network but are still likely to have an impact at a local level on the immediate transport network. A Transport Statement sets out the transport issues relating to a proposed development site (existing conditions) and details of the development proposals (proposed development).
Travelling Showpeople	In Planning Policy for Traveller Sites, DCLG (March 2012) Travelling Showpeople are defined (for planning purposes) as 'members of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their own or their family's or dependants' more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily or permanently, but excludes Gypsies and Travellers as defined above'.

Term	Explanation
Use Class Order	The Town and Country Planning (Use Classes) Order 1987 puts uses of land and buildings into various categories. Planning permission is not needed for changes of use within the same use class.
Viability	A measure of economic health. In terms of retailing, a centre that is capable of commercial success.
Village or Town Design Statement (VDS or TDS)	A VDS is a document that describes the distinctive characteristics of a village or parish, and provides design guidance to influence future development and improve the physical qualities of the area. A TDS is similar in concept to a VDS, but due to the scale and complexity of towns, may contain guidance on several different character areas. If adopted by the District Council as a supplementary planning document, a VDS or TDS will be a material consideration when planning decisions are made.
Vitality	A measure of social and cultural health. In terms of retailing, the capacity of a centre to grow or develop its liveliness and level of activity.

Appendix E. Housing Trajectory

E.1 The housing trajectory in Figure E.1 shows an indicative rate of delivery of housing through the plan period. The trajectory shows the position as at March 2015. The delivery of housing will be monitored and the trajectory will be updated and published in the AMR.

Figure E.1: District-Wide Housing Trajectory.





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